



# Planning for a Place to be Proud of

## Summer Survey 2014

Colney Heath Parish Council  
Neighbourhood Plan







## Planning for a Place to be Proud of

### Introduction and Summary

This booklet was prepared for The Parish by Mike Rawlins. The first survey, in preparation for our Neighbourhood Plan, was conducted between late May and early September 2014. Every resident, business and organisation located in the Parish was contacted – through the Parish Quarterly Magazine, door-to-door visits, attending community events and, with the support of St Albans District Council, using on-line facilities (Survey Monkey) – to ascertain their likes and dislikes and their fears, hopes and aspirations for their local community and the environment in which they live.

A second, more detailed survey will be undertaken in Spring 2015.

### The overall combined responses from Residents and Businesses were as follows -

#### They liked:-

- Rural/semi-rural aspect of the area with its open spaces and parks
- Quiet communities
- Access to a good transport network, both road and rail
- Access to footpaths and cycle ways
- Low crime levels

#### They disliked:-

- Traffic, with its speeding, congestion and safety problems
- Litter and fly tipping
- Lack of maintenance in areas

#### They would like:-

- Improved roads
- Broadband
- More or better shops

#### They were concerned about:-

- Over development of the area
- The loss of green belt
- Worsening traffic resulting from future development



## Planning for a Place to be Proud of

The survey responses gave the clear views of residents in many cases but in others a mixed result were obtained. A number of suggestions were made which may be useful in the final Neighbourhood Plan, some of which were received from a very limited number of people so do not always show in this summary but may well prove of use in the next survey, some of the responses made are listed below.

### Development Density and Design

Liked	Specious feel due to good development, low density or not over looked
Concerns	Overcrowding in developments, including infill on Gardens & high density Merging into one large housing Estate Little planning control -odd and ad hoc extensions & fill in plots Ad hoc housing development on local sites
Would like	Ban on building on garden at high density with no garage or off road parking
Concern	Ribbon development
Liked	Nice mix of house styles Nice mix of Old & modern houses
Would like	New housing designed & built using sustainable technology New housing built to a high environmental standard heating etc Minimum size rooms in house (Parker Morris standard) Accept the need for more housing but requires a balance with nature New development should have green areas for wild life

### School Car Parking

Dislike	Lack off road Parking at Nicholas Breakspear School Parking in roads around Nicholas Breakspear very dangerous
Would like	Better car parking at Schools

### Foot paths and Cycle ways

Dislike	Lack of footpath/cycleway to Hatfield Road and Marshalwick Lack of Footpath/cycleway Colney Heath-Welham Green No footpath Oaklands Lane to Sandpit Lane
Would like	Path from Colney Heath Lane to Alban Way Cycle link Colney Heath-London Colney Cycle link into the city Cycle stands at junction of Hatfield Road & Stanhope Road Pavement on south side Hatfield Road between Alban Park, Acrewood Way and Lyon Way Safe walk for children to Beaumont School

### Other

Concern	When older & not driving getting to the shops
Would like	Children's play north of Hatfield Road

# Planning for a Place to be Proud of

## Overview of Responses

The survey was delivered to residents as an insert in the Colney Heath Parish Council Chronicle, together with a free post envelope for responses, with an added option to complete online. The online facility accounted for about 24% of total responses. Following the circulation of questionnaires, most of the seven working parties followed up with door-to-door reminders.

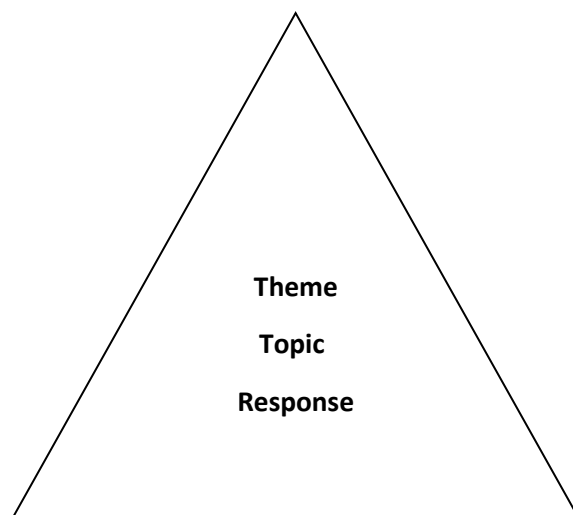
	On-Line	By Post	D2D Collections	Totals	Approx No Homes	Indicative Response
Alban Way South	8	12	20	40	150	27%
Colney Heath Village	31	87	8	126	599	21%
Highfield/Hill End	11	36		47	750	6%
Oaklands Area	30	17	42	89	300	30%
Sleepshyde	6	11	17	34	135	25%
Smallford	9	18	25	52	160	33%
Tyttenhanger Green	9	20	21	50	120	42%
<b>TOTALS</b>	<b>105</b>	<b>201</b>	<b>136</b>	<b>442</b>	<b>2214</b>	<b>20%</b>

## Analysis of Responses – Themes and Topics

The responses from residents varied widely, especially in how some seemed to interpret, and therefore answer, questions. Where possible, we have interpreted what we believe to be their intentions.

Within the four questions posed, we received a total of 5834 comments. These results identified 80 topics (e.g. Buses) of interest to residents, businesses and organisations: we have then grouped these topics into 12 themes (e.g. Transport).

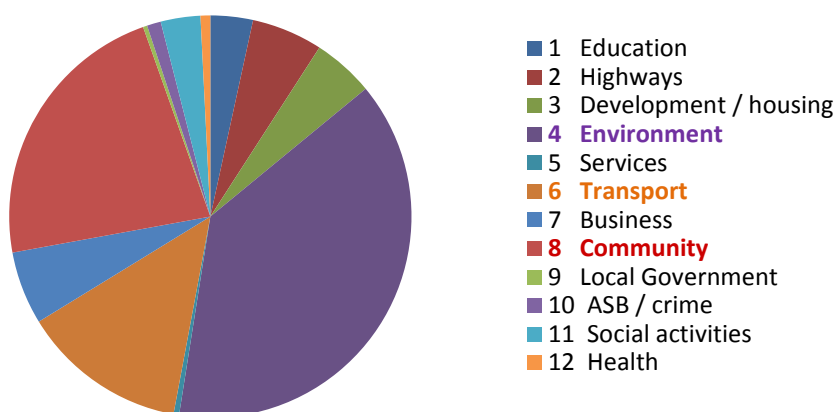
### The Analysis Pyramid



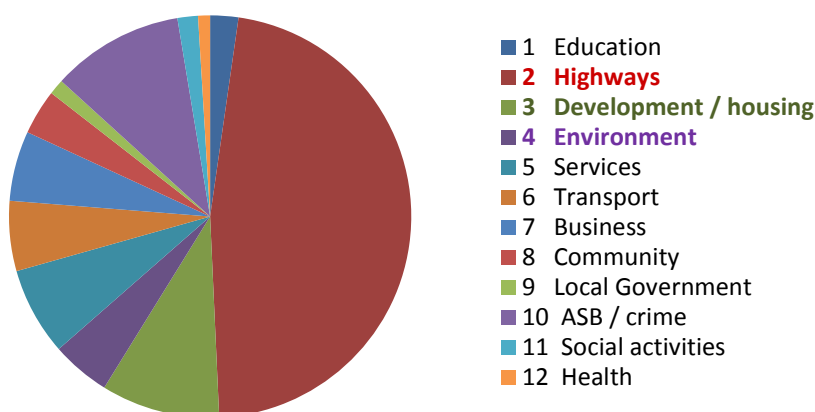
# Planning for a Place to be Proud of

## Colney Heath Parish (all communities): Residents' Top Responses

1	What do you like about your area?	Analysis theme	% of responses
	Rural environment (inc. wildlife) or easy access to	4	21.0
	Friendly local Community	8	10.9
	Open Spaces & parks	4	9.6
	Quiet/Peaceful	4	9.1
	Footpaths/Cycle Paths/country walks	2	6.5
	Safe (including for children & low crime rate)	10	4.5

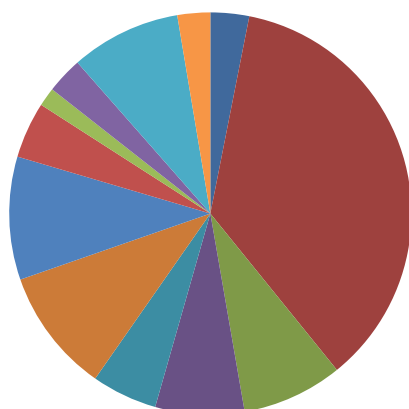


2	What do you not like about your area?	Analysis theme	% of responses
	Congestion / Traffic	2	9.1
	Litter/Fly-tipping	10	5.0
	Speeding	2	4.8
	Colney Heath long-about is difficult &/or dangerous	2	4.7
	Poor road & verge maintenance (Inc. potholes / hedge cutting)	2	3.5
	Poor maintenance of foot paths & pavements	2	2.4



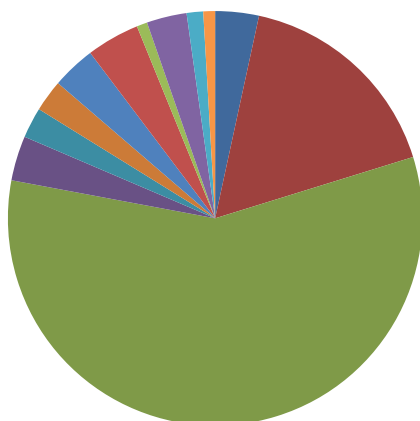
## Planning for a Place to be Proud of

3	What would you like in the future that you don't yet have?	Analysis theme	% of responses
	Colney Heath long-about improved	2	11.8
	Improved bus service	6	3.5
	Improved broadband	5	2.9
	Improved road quality/maintenance hedge cutting	2	2.8
	More local shops / a local shop	7	2.7
	Better Local shops (inc. corner shop – Spar, mini Tesco or similar)	7	2.2



- 1 Education
- 2 **Highways**
- 3 Development / housing
- 4 Environment
- 5 Services
- 6 Transport
- 7 Business
- 8 Community
- 9 Local Government
- 10 ASB / crime
- 11 Social activities
- 12 Health

4	What concerns do you have about the future of your area?	Analysis theme	% of responses
	Over-development (inc. on greenbelt, linked noise and pollution)	3	14.4
	Increased Traffic	2	6.2
	Loss of Green Belt	3	5.2
	Increased work at Sand and Gravel Pits or New	3	4.8
	Development housing or commercial	3	3.7
	Over -development without increased services	3	2.2



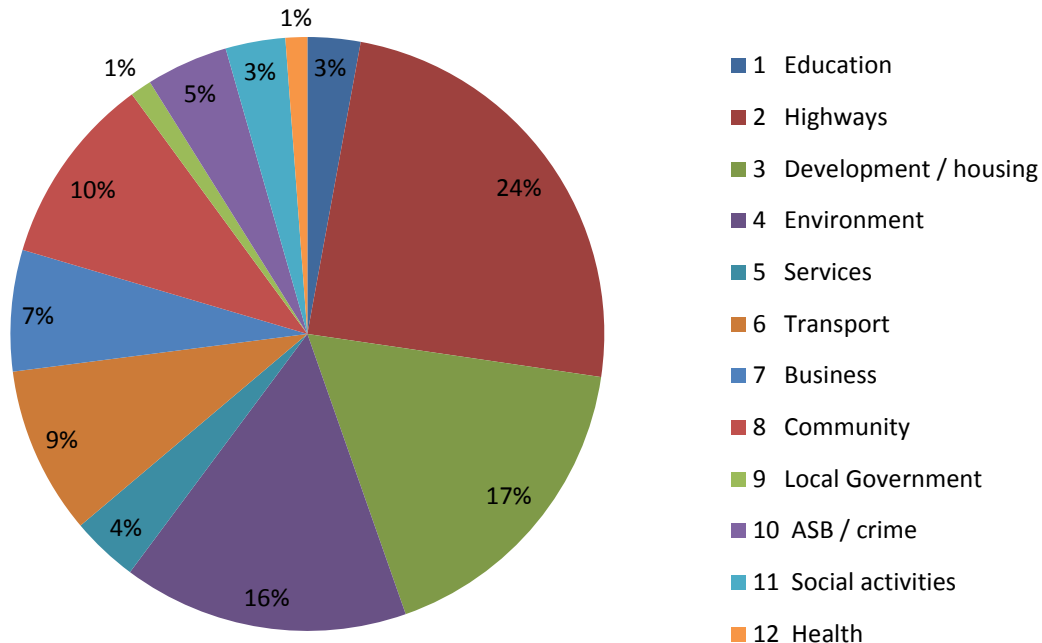
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# Planning for a Place to be Proud of

## The responses from all seven communities

### Responses per Theme



### Response details per theme and topic

The percentage and total number of (responses) are recorded with each topic

#### Theme 1 Education (2.8%)

- 1 Nicholas Breakspear School – 0.1% (9)** Concerns about relations with school and car parking
- 2 Oaklands College - 0.2% (16)** Liked College and its events and would like more leisure and adult courses, but concern about litter left by students.
- 3 Primary Schools - 0.3% (20)** Liked the primary school but are concerned about them being oversubscribed.
- 4 Schools/Colleges (type not stated) - 1.9% (103)** Liked the access to good schools but commented on the pressure on places, travelling distances and the schools lack of ability to cope with more housing.
- 5 Secondary Schools - 0.3% (15)** Residents were unhappy with the pressure on school places, and the lack of fairness of the current transfer system.

#### Theme 2 Highways (24.4%)

- 6 Cycling - 0.7% (43)** Commented on inconsiderate cyclists, poor maintenance with vegetation not cut back, but would like increased safe network with links in Colney Heath, Sandridge and Wheathampsted
- 7 Footpaths - 2.7% (157)** Very positive liking for the network, but widely commented on the poor maintenance.

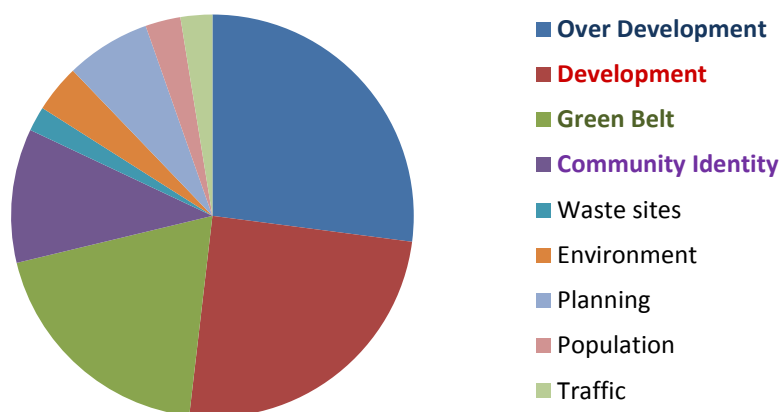




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<b>8 HGV - 1.2% (58)</b>	Concern about Lorries using unsuitable roads and noise at anti social times.
<b>9 Highway Maintenance -2.9% (168)</b>	Comments covering pot holes, lack of hedge & verge cutting, road sweeping, poor maintenance of drainage systems leading to flooding.
<b>10 Parking - 2.0% (115)</b>	Car parked dangerously on road junctions, pavement and verges with a lack of parking for the number of cars.
<b>11 Road safety - 4.3% (252)</b>	Concerns about the long-about, Colney Heath lane-Hatfield Road junction, and the need for more safe crossings of busy roads.
<b>12 Road signs - 0.3% (15)</b>	Equal nos. for less signs or better clearer signs in key areas.
<b>14 Street Lighting - 0.6% (34)</b>	Most were unhappy that the lights are turned off at midnight, could some be left on all night
<b>15 Traffic - 5.9% (344)</b>	Much concern on traffic and congestion in all the area with Hatfield Road, High Street and Station Road, featuring most frequently.
<b>16 Traffic Speed - 2.7% (160)</b>	Speeding traffic was of wide concern followed by the need for speed controls & the enforcement of speed limits.
<b>17 Traffic (Misc) - 0.2% (14)</b>	The flooding of roads followed the council not adopting roads and problems with access to and road crossings on bridleways.
<b>18 Traffic Pollution - 0.8% (47)</b>	Noise primarily from A414, A1M M25, the need for noise screening
<b>19-26</b>	Analysis by community
<b>Theme 3 Development/Housing (17.3%)</b>	
<b>27 Builders - 0.1% (8)</b>	Unightly builder's yard-scaffolding storage, noise, later start of work
<b>28 Gravel workings / landfill -1.4% (80)</b>	The concern was for new or increased gravel workings.
<b>29 Housing Affordability - 0.5% (28)</b>	Especially for local or young people
<b>30 Housing misc. - NS (3)</b>	The wish for a garden & lack of building maintenance
<b>32 Planning micro level - 1.0% (57)</b>	The wish for lower density houses so they are not over looked, of a mixed size and types with gardens.
<b>33 Travellers - 1.5% (65)</b>	Two opposing views, some wanted no more or the removal of traveller sites, while the travellers wanted better access for mobiles home and sites (pitches) for their children. With both parties wishing for better relations.
<b>31 Planning District / Area level (739) (13.1%)</b>	Within this section 166 different responses were received – these are summarised in the pie-chart below this table

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### Theme 4 Environment (15.6%)

<b>34 Agriculture - 0.2% (10)</b>	The wish for properly managed farms of a mixed nature.
<b>35 Alban Way - 0.6% (33)</b>	Liked by many
<b>36 Colney Heath Common &amp; River - 1.4% (80)</b>	Widely liked, but a concern with state of the river which may lead to flooding.
<b>37 Flooding - 0.4% (23)</b>	Concern over the risk of flooding with lack of maintenance and future developments increasing the risk.
<b>38 Highfield Park - 1.1% (62)</b>	Widely liked
<b>39 Misc. - 0.1% (8)</b>	Comments about bio diversity, poor maintenance, rural activities
<b>40 Misc Pollution/Noise - 3.3% (192)</b>	Overwhelming like for the peaceful neighbourhoods, with concerns about smell and smoke from current or future waste sites in the area.
<b>41 Open Spaces - 1.6% (91)</b>	Residents liked the open spaces, but felt they require better maintenance, hedges cut back, and village green would be a nice addition.
<b>42 Parks - 1.6% (91)</b>	Parks are liked, but a few consider they could have more play equipment.
<b>43 Rural Environment - 4.6% (270)</b>	Very widely liked, with no other notable comments
<b>44 Wildlife - 0.75% (42)</b>	The good access to wild life was liked, with a concern of loss of habitat and the wish for village pond in Tyttenhanger Green

### Theme 5 Services (3.6%)

<b>45 Electricity supply - 0.7% (43)</b>	Power cuts were considered a problem in most areas, with a wish for an improvement in reliability of the supply
<b>46 Post - not significant (1)</b>	
<b>47 Public services - 0.35% (19)</b>	Loss of services and budgets for them was the main concern, with a few commenting on the problems with sewerage system and its ability to cope with more development.
<b>48 Rubbish collection - 0.75% (40)</b>	Mixed views some good, fussy bin men, over complicated, bin left on pavements for a long time, were other issues raised.
<b>49 Telecoms - 1.5% (89)</b>	Broadband is required, were its poor it needs to be improved.
<b>50 Water supply - not significant (2)</b>	

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## Theme 6 Transport (9.1%)

**51 Air Traffic - 0.25 (12)**

A few considered air craft noise a problem

**52 Bus services - 3.2% (188)**

Oaklands area found a good bus service, while the other communities considered it should be improved, in both frequency and last journey times, many comments made as to possible improvement in routes.

**53 Rail - 0.1% (5)**

**54 Transport/Travel - 5.6% (326)**

Summarised in the pie-chart below

## Theme 7 Business (6.6%)

**55 Misc. Business - 0.8% (47)**

Concerned with the loss of Pubs and other businesses, would like an ATM in the area.

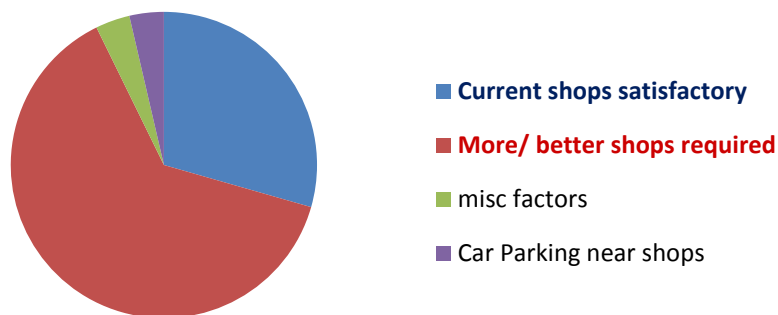
**56 Misc. Retail - 0.05% (3)**

**57 Pubs & restaurants -1.5% (87)**

Respondents liked their local Pubs, and would like a range of Pubs, Restaurants, Cafe' and take-aways. Some expressed concern about the growth in local Pub and its activities.

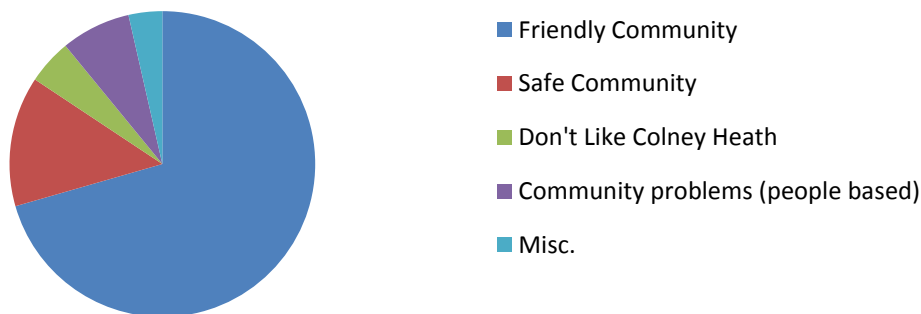
**58 Shops - 4.2% (248)**

Summarised in the pie-chart below



Residents felt that a wider range of shops is required including a Post Office, Mini Super Market, a better corner shop (Spar, Tesco Local). Under miscellaneous factors, it was felt that the Oaklands shops look scruffy and should be redeveloped.

## Theme 8 Community (10.0%)



**59 Community - 7.2% (421)**

Community problems:-poor relations between villagers and travellers, both ways. Misc. include the high cost of living in the area

**60 Community facilities - 2.5% (146)**

Residents like the village halls, but consider the maintenance of the area poor and Smallford would like a Village Centre.



## Planning for a Place to be Proud of

### 61 Community misc. - 0.7% (44)

The community events are liked, but could be increased, considered a good area to run a business in with good employees.

### 63 Heritage - NS (6)

## Theme 9 Local Government (1.1%)

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### 64 Colney Heath Parish Council - 0.6% (36)

The good well equipped halls and Parish Chronicle are liked, but some feel part of St Albans rather than Colney Heath, while others feel better parish division, representing the local community, would be more suitable.

### 65 Government - NS (4)

The high level of business rates.

### 66 HCC - NS (6)

The problems with its farm holdings in the area.

### 67 St Albans District Council -0.4% (25)

## Theme 10 ASB/Crime (4.5%)

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### 68 ASB - 0.6% (36)

Anti social behaviour linked to boredom and drinking were noted, problems with fly grazing and ASB in Barley mow lane are also recorded.

### 69 Crime - 1.0% (61)

In almost equal numbers, area was considered crime free as to having a crime problem,.

### 70 Litter & fly-tipping - 2.1% (120)

Was noted as a problem in all communities, followed by dog poo, then a wish for more litter & dog poo bins

### 71 Motor crime - 0.3% (16)

The use of off-road motorbikes was the most widely noted problem

### 72 Police - 0.5% (29)

Most respondents wanted more Police or more visible Policing.

## Theme 11 Social Activities (3.3%)

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### 73 Arts - 0.1% (4)

### 74 Misc. - 0.9% (54)

Most respondents considered the local clubs and activities good, a few considered the need for some additional activities.

### 75 Rural activities - 0.05% (3)

Fishing & Horse riding

### 76 Sport - 0.8% (45)

The appointment of a full time grounds man and most considered all sports facilities needed upgrading, a year round football goal in the parks was also requested.

### 77 Toddler/child - 0.5% (31)

The bulk of responses felt the need for more and better parks and play equipment for young children, the minority felt they were satisfactory.

### 78 Youth - 0.9% (53)

All respondents considered the need for more and better facilities for young people, adventure play ground, Skate board park, Hall to meet in were all mentioned. No positive comments were made.



## Planning for a Place to be Proud of

### Theme 12 Health (1.2%)

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#### 79 Hospitals - 0.5% (26)

Local health care was considered good but concern over hospitals not having a local A & E or maternity, and the cost and difficulty of travelling Watford or Lister hospitals.

#### 80 Local care - 0.7% (42)

The lack of GPs and the limited surgery hours were considered the major problem, also the lack of a local Pharmacy was noted. Only a small number considered local care good.

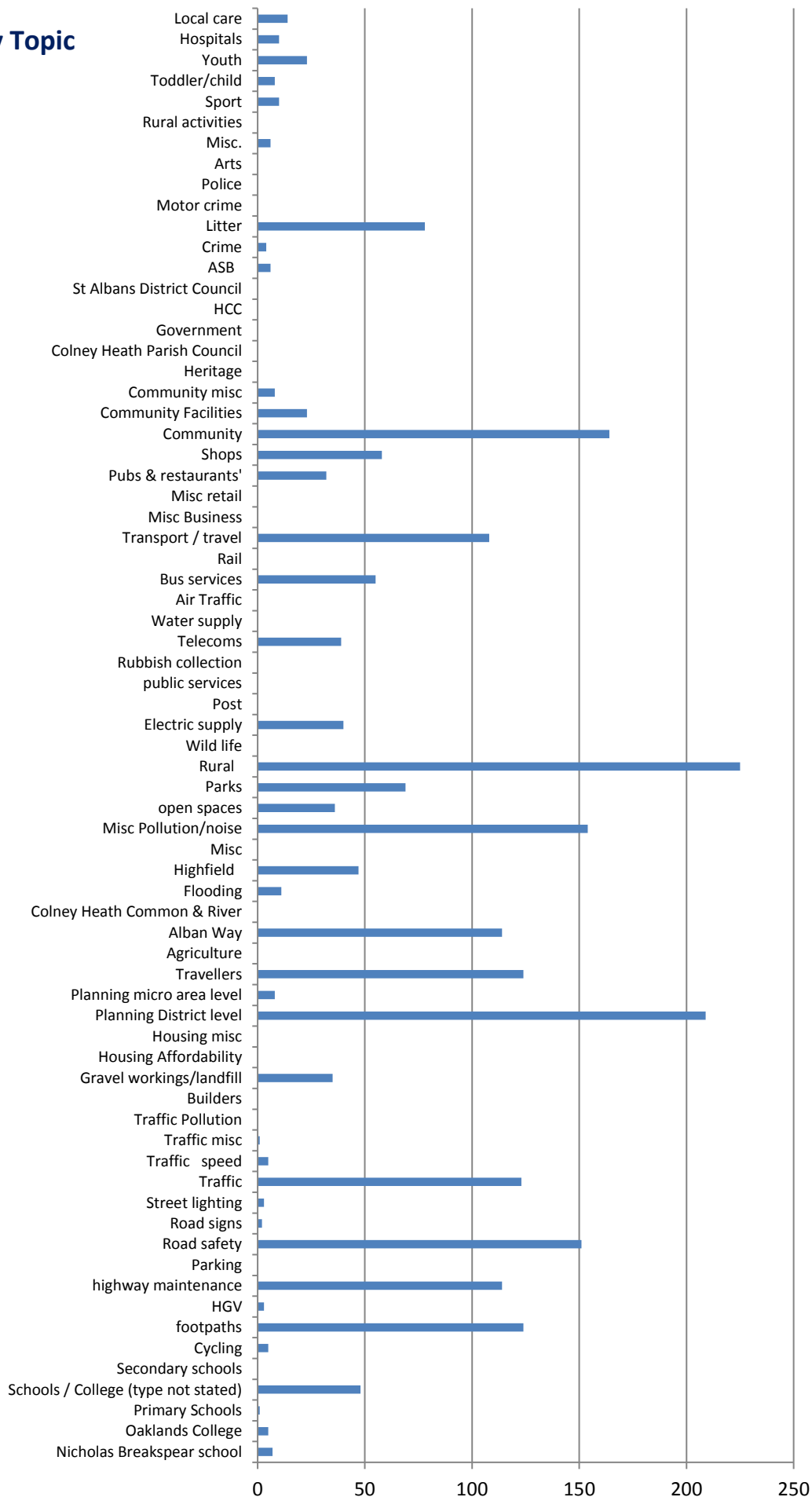
### Authors' note

*Some of the services and facilities that residents requested in the survey – eg tennis court, mobile library - do exist. This suggests that a review of how well these services are publicised parish may be worthwhile.*



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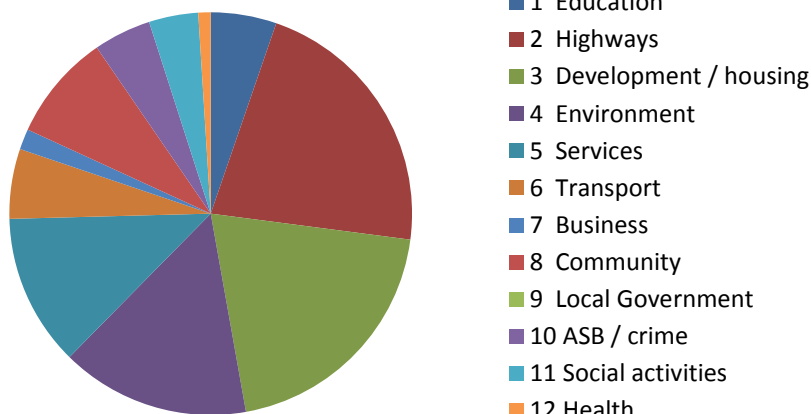
## Responses by Topic



## Planning for a Place to be Proud of

### Alban Way Community

1	What do you like about your area?	Analysis theme	% of responses
	Quiet/Peaceful	4	22.9
	Rural environment (inc wildlife) or easy access to	4	18.9
	Convenient for motor/rail travel and access to the City (and London) by car and public transport	6	10.8
	Footpaths/Cycle Paths/country walks	2	6.7
	Good Area	8	4.0
2	What do you not like about your area?		
	Power cuts	5	22.3
	Better access to traveller's site for mobile homes/ wider Barley Mow Lane	3	19.7
	Litter/Fly-tipping	10	7.9
	Nicholas Breakspear and related issues	1	5.2
	General poor maintenance of area	5	5.2
3	What would you like in the future that you don't yet have?		
	Traveller Plots/ sites for our children	3	11.1
	Fewer power cuts	5	11.1
	Wider Lane at Barley Mow/Better access for mobile homes	3	8.6
	Improved road quality/maintenance hedge cutting	2	4.9
	Improved bus service	6	4.9
4	What concerns do you have about the future of your area?		
	Over-development (inc. on greenbelt, linked noise and pollution)	3	16.6
	More traveller sites or increase in size	3	12.5
	Electricity supply	5	8.3
	Not enough provisions for young people	11	6.25
	Flooding, Misc & general lack of maintenance	2	6.25



#### Across all questions the top items were:-

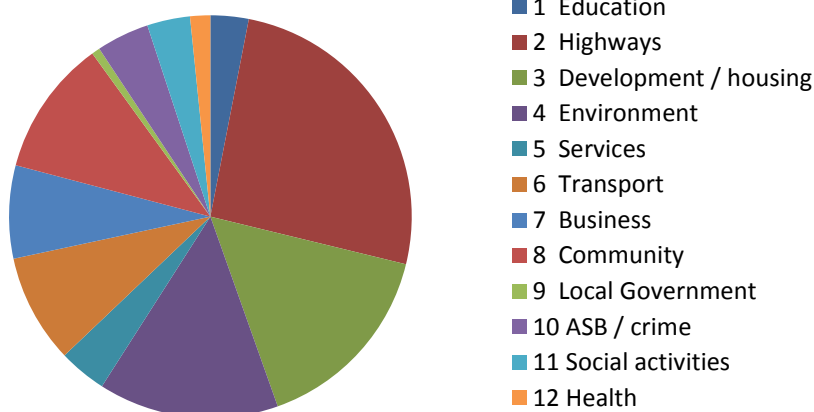
The open countryside, the ease of access to open spaces and good footpaths, giving a quiet peaceful environment to live in. The traveller community raised a number of issues related to their electricity supply, future plots for their children and access in Barley Mow Lane. Some of the wider community expressed the wish for no more traveller sites or pitches in the area.



# Planning for a Place to be Proud of

## Colney Heath Village Community

1	What do you like about your area?	Analysis theme	% of responses
	Rural environment (inc. wildlife) or easy access to	4	11.1
	Village/ hamlet with friendly people	8	10.2
	Colney Heath (common)	4	8.5
	Quiet/Peaceful	4	7.0
	Convenient for motor/rail travel and access to the City (and London) by car and public transport	6	3.6
2	What do you not like about your area?		
	Colney Heath long-about is difficult &/or dangerous	2	10.0
	Traffic through Colney Heath Village (rat run)	2	6.4
	Poor public transport service	6	6.4
	Poor broadband	5	3.3
	Speeding	2	5.4
3	What would you like in the future that you don't yet have?		
	Improved Public Transport service (inc. late night bus service on Saturday night)	6	7.9
	Colney Heath long-about improved	2	7.6
	More local shops / a local shop	7	7.6
	Improved broadband	5	3.4
	Improved road quality/maintenance hedge cutting	2	2.9
4	What concerns do you have about the future of your area?		
	Building of proposed Incinerator/eco-digester	3	8.0
	Over-development (inc on greenbelt, linked noise and pollution)	3	6.6
	Loss of Green Belt	3	5.8
	Increased Traffic	2	5.0
	Development of green spaces/ green belt	3	2.4



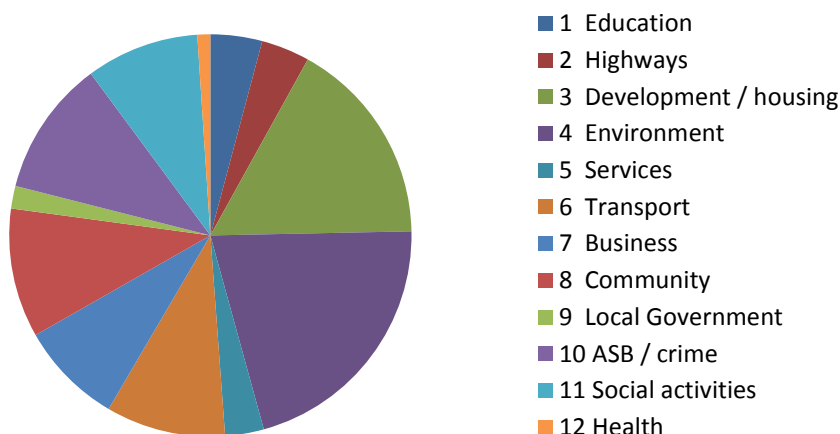
### Across all questions the top items were:-

Residents like the quiet rural environment and The Common/Heath. Overwhelmingly they were very concerned over the Colney Heath Long-about and the urgent need for improvement - both from a safety perspective and access to and from the village. Both the speed and volume of traffic through the village was of concern as was the ability to cope with more traffic should future developments take place – housing and waste disposal being referred to.

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## Highfield Community

1	What do you like about your area?	Analysis theme	% of responses
	Highfield Park/ Highfield Trust	4	13.2
	Rural environment (inc wildlife) or easy access to	4	9.7
	Open Spaces & parks	4	9.1
	Close to/Presence of good amenities (inc local general store/newsagents/Post office)	7	6.8
	Quiet/Peaceful	4	5.7
2	What do you not like about your area?		
	Litter/Fly-tipping	10	9.9
	Congestion / Traffic	2	9.2
	Poor road & verge maintenance (Inc. Potholes / hedge cutting)	2	5.6
	Highfield lane / Hill End Lane traffic speed	2	4.9
	Anti-Social Behaviour/Petty Crime	10	3.5
3	What would you like in the future that you don't yet have?		
	Highfield Road crossing/ calming	2	9.3
	Make the whole place more attractive	8	9.3
	Adventure play ground Skate board park	11	5.8
	Local Restaurant(s) / Pub/ coffee shop	7	4.6
	Clubs and things to do for young people	11	3.4
4	What concerns do you have about the future of your area?		
	Over-development/threat of overdevelopment causing loss of rural environment	3	35.2
	Loss of green belt status	3	4.5
	Congestion	2	3.4
	Dangerous junction at Colney Heath High Street and A414 causing an accident	2	2.2
	Insufficient schools for new housing	3	2.2



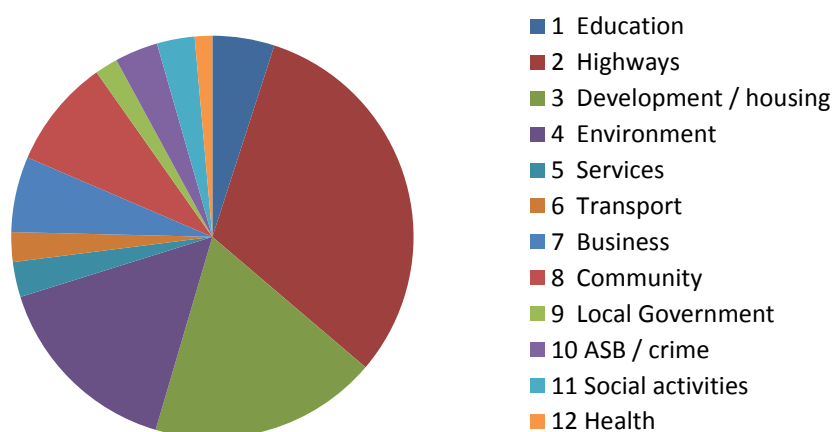
### Across all questions the top items were:-

The residents liked Highfield Park and the open spaces with easy access to countryside and convenient shops. They were concerned about the risk of over-development of the area, litter, fly tipping and traffic congestion.

## Planning for a Place to be Proud of

### Oaklands Community

1	What do you like about your area?	Analysis theme	% of responses
	Rural environment (inc wildlife) or easy access to	4	9.3
	Access to good schools	1	5.6
	Alban Way	4	5.3
	Good public transport links	6	5.3
	Quiet/Peaceful	4	5.3
2	What do you not like about your area?		
	Congestion / Traffic	2	10.2
	Poor maintenance of foot paths & Pavements	2	4.9
	Hatfield Road very busy	2	4.5
	Speeding	2	3.4
	Litter/Fly-tipping	10	3.0
3	What would you like in the future that you don't yet have?		
	Traffic Lights/Roundabout at Colney Heath junction, Hatfield Road	2	8.1
	Sheltered bus stops (with Seating)	2	2.7
	Traffic calming measures (Inc. more effective speed humps)	2	2.7
	Colney Heath long-about improved	2	2.2
	Improved road quality/maintenance hedge cutting	2	1.6
4	What concerns do you have about the future of your area?		
	Over-development (inc on greenbelt, linked to noise and pollution)	3	11.3
	Increased Traffic	2	6.4
	Increased work at Sand and Gravel Pits or New	3	4.9
	Loss of Green Belt	3	4.4
	Merging of St Albans - Hatfield - Hemel Hempstead	3	2.9



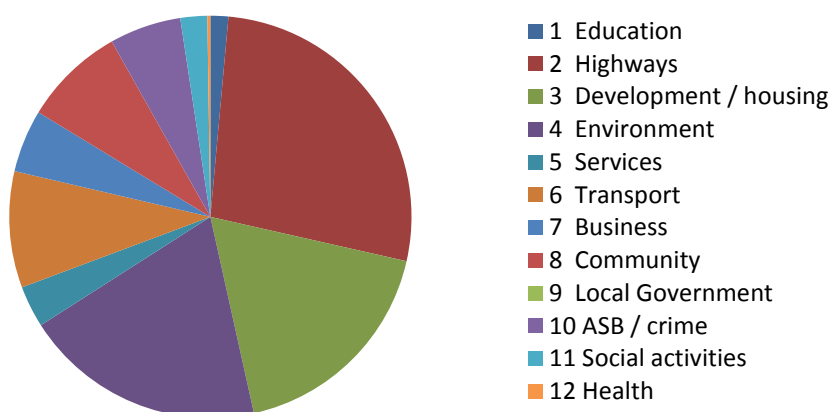
#### Across all questions the top items were:-

Residents liked the good access to the country side, the good local schools, the excellent transport links and bus service and Alban Way. They were concerned about traffic congestion and the risk of over development in the area.

# Planning for a Place to be Proud of

## Sleapshyde Community

1	What do you like about your area?	Analysis theme	% of responses
	Quiet/Peaceful	4	14.9
	Rural environment (inc wildlife) or easy access to	4	12.3
	Friendly local Community	8	12.3
	Open Spaces & parks	4	7.1
	Footpaths/Cycle Paths/country walks	2	5.8
2	What do you not like about your area?		
	Colney Heath long-about is difficult &/or dangerous	2	8.9
	Litter/Fly-tipping	10	8.9
	Congestion / Traffic	2	8.0
	Poor road & verge maintenance (Inc. Potholes / hedge cutting)	2	4.5
	Poor quality bus service including routes & frequency evenings & Sundays	6	3.6
3	What would you like in the future that you don't yet have?		
	Better Local shops (inc corner shop – Spar, mini Tesco or similar)	7	5.7
	Colney Heath long-about improved	2	5.7
	Lower speed limit in Station Road/Sleapshyde Lane/ Smallford lane	2	5.7
	More local shops / a local shop	7	5.7
	Improved Path quality/ maintenance hedge cutting	2	4.3
4	What concerns do you have about the future of your area?		
	Over-development/threat of overdevelopment (esp. causing loss of rural environment)	3	30.8
	Traffic congestion	2	3.7
	Increased work at Sand and Gravel Pits or New	3	3.7
	Loss of farm land	3	3.7
	More traveller sites or increase in size	3	3.7



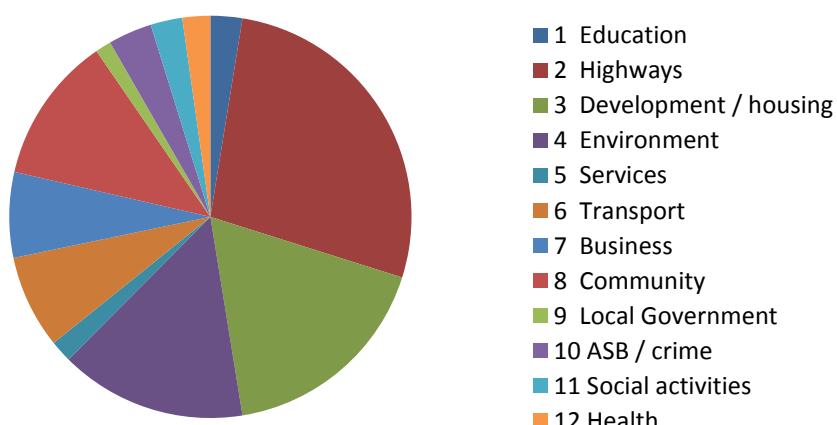
### Across all questions the top items were:-

The residents of Sleapshyde liked the peaceful rural environment with its open spaces and friendly community, but were concerned about the threat of over development, Colney Heath long-about, fly tipping and traffic congestion.

# Planning for a Place to be Proud of

## Smallford Community

1	What do you like about your area?	Analysis theme	% of responses
	Rural environment (inc wildlife) or easy access to	4	14.0
	Quiet/Peaceful	4	10.6
	Good neighbours	8	8.2
	Footpaths/Cycle Paths/country walks	2	6.8
	Close to/Presence of good amenities (inc local general store/newsagents/Post office)	7	4.8
2	What do you not like about your area?		
	Congestion / Traffic	2	10.1
	Development/Threat of development (especially on Greenbelt)	3	4.2
	Poor road & verge maintenance (Inc. Potholes / hedge cutting)	2	4.2
	Litter/Fly-tipping	10	3.6
	Poor maintenance of foot paths & Pavements	2	3.0
3	What would you like in the future that you don't yet have?		
	Increase number of GP's/ out of hours health provisions/ Pharmacy	12	6.4
	Improved road quality/maintenance hedge cutting	2	5.6
	Adequate Post Office facilities within reasonable reach	7	3.2
	Less traffic & congestion	2	3.2
	Mini Supermarket	7	3.2
4	What concerns do you have about the future of your area?		
	Over -development without increased services	3	14.2
	Traffic Congestion	2	7.9
	Loss of Green Belt	3	6.3
	Overpopulation	3	6.3
	Merging of St Albans - Hatfield - Hemel Hempstead	3	4.0



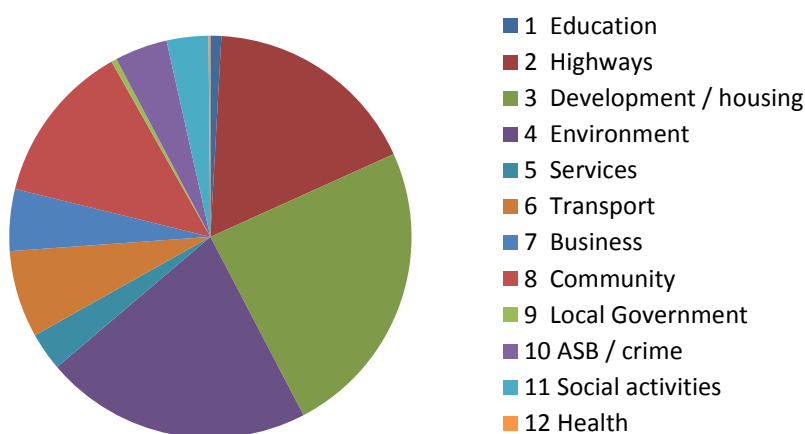
### Across all questions the top items were:-

Smallford Residents liked the peaceful, semi-rural area with its good facilities, good neighbours and foot- and cycle-paths. They were concerned about traffic congestion, the loss of green belt and the threat of over-population and over-development.

## Planning for a Place to be Proud of

### Tyttenhanger Green Community

1	What do you like about your area?	Analysis theme	% of responses
	Rural environment (inc wildlife) or easy access to	4	16.9
	Quiet/Peaceful	4	8.4
	Footpaths/Cycle Paths/country walks	2	7.0
	Local Pub	7	5.2
	Village/ hamlet with friendly people	8	5.2
2	What do you not like about your area?		
	Litter/Fly-tipping	10	14.2
	Speeding	2	6.0
	Travellers site near by	3	4.7
	Cars parked on verge/ verge damage	2	4.0
	Pollution from A414 (noise & environmental)	2	4.0
3	What would you like in the future that you don't yet have?		
	Improved broadband	5	9.2
	More frequent buses	6	6.7
	Village Pond	4	5.9
	Extended Highfield Park	4	3.0
	Highfield Lane / Tyttenhanger speeding controlled	2	3.0
4	What concerns do you have about the future of your area?		
	Development housing or commercial	3	12.2
	Gravel/Mineral Extraction	3	12.2
	Development on Green Belt	3	5.4
	Loss of green belt status	3	5.4
	Over-development (inc on greenbelt, linked noise and pollution)	3	5.4



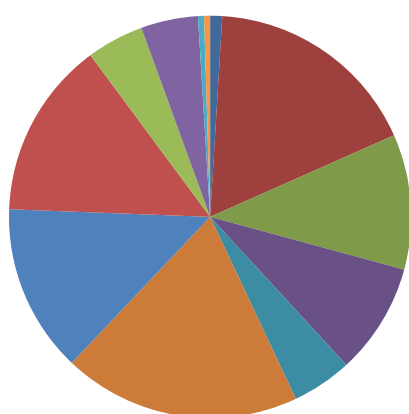
#### Across all questions the top items were:-

The residents of Tyttenhanger liked the rural area with its peace and quiet, foot- and cycle- paths, local pub making for friendly hamlet. They were concerned about fly-tipping, the threat of development and the risk of gravel extraction.

## Planning for a Place to be Proud of

### Businesses & Not for Profit Organisations

1	What is the benefit of being located here?	Analysis theme	% of responses
	Central location and infrastructure - Road & Airports	6	14.1
	Good free car parking	8	5.9
	Easy access	4	2.4
	Pleasant rural environment	4	2.4
	Close proximity to customer base	3	1.8
2	What are the disadvantages of being located here?		
	Poor internet	5	7.3
	Lack of local conveniences/amenities	8	5.3
	Petty Crime	10	4.2
	Everywhere is a drive away	6	2.1
	High level of business rates	9	2.1
3	What local improvement would benefit your business?		
	Improved internet	5	13.3
	Improved road maintenance (pot holes filled etc.)	2	9.3
	Colney Heath Long a bout/A414 improved	2	5.3
	Increased parking area	2	4.0
	Better signage from major route	2	4.0
4	What concerns do you have about the future of your area?		
	Congestion on the roads	2	5.3
	Village will get too big and loose its identity-feel	3	3.9
	Affordability of housing	3	2.7
	Green belt being built on	3	2.7
	High business rates	7	2.7



- 1 Education
- 2 Highways
- 3 Development / housing
- 4 Environment
- 5 Services
- 6 Transport
- 7 Business
- 8 Community
- 9 Local Government
- 10 ASB / crime
- 11 Social activities
- 12 Health

#### Across all questions the top items were:-

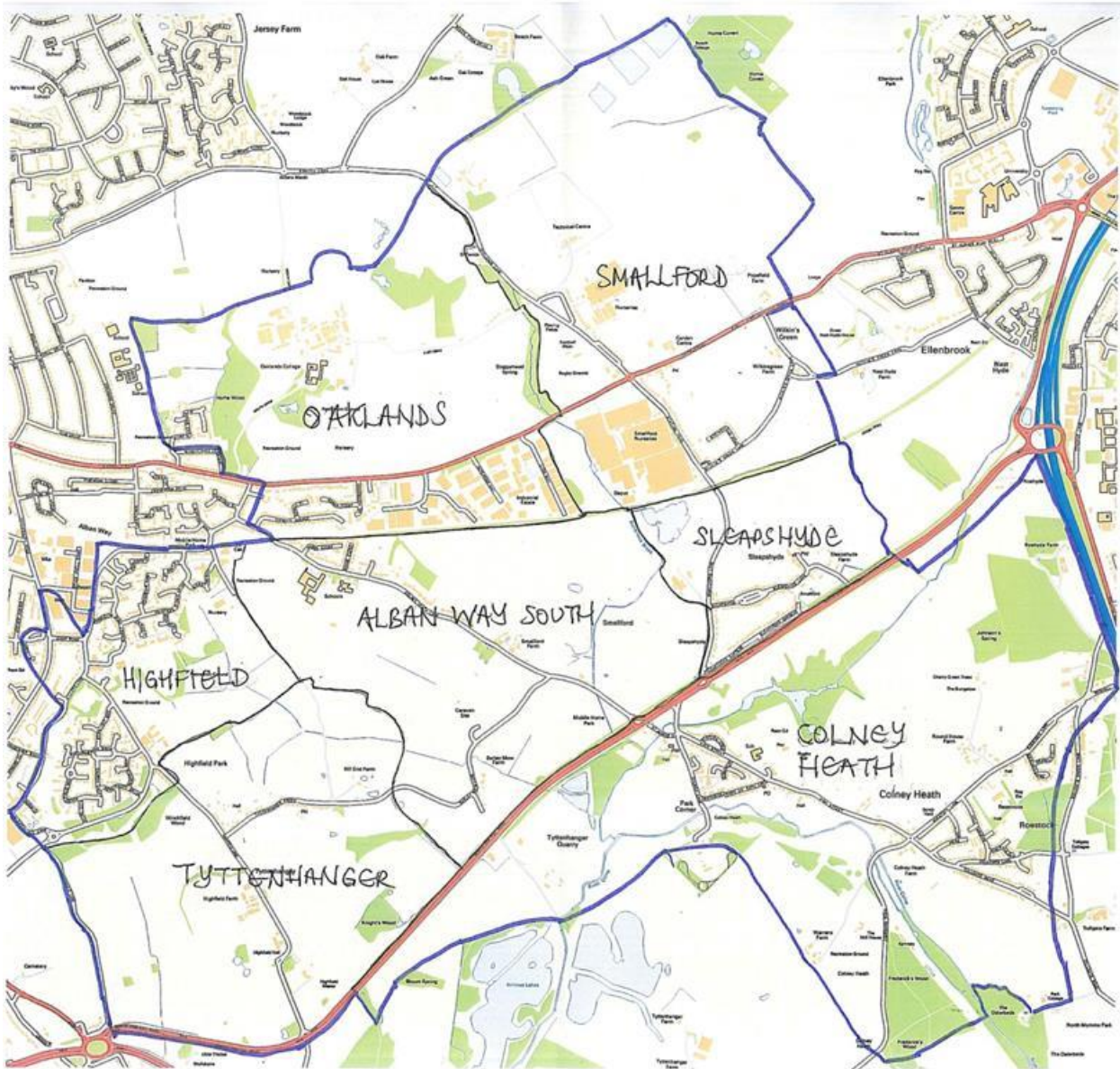
Businesses liked the central location with its good access to the road/rail network and the airports. They also liked the good car parking and the convenience for both staff and customers. Businesses felt the internet connection needed improving and better maintenance of the roads.

NFP organisations liked good village halls.



## Planning for a Place to be Proud of

Map of the Parish of Colney Heath showing the Seven Community boundaries



Due to the nature of the questions asked in the survey and the large number of different responses received some individual responses may not be shown in this booklet but have been included in all the analysis.

## Planning for a Place to be Proud of

### Thank You

- To all the residents, businesses and organisations that completed survey returns.
- All the members of the working parties who prepared, delivered and made follow up visits required for the survey.
- The Parish Clerk and his staff
- Steve Basing of St Albans District Council who setup and monitored the online survey
- Jeff Lewis the Project Leader



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