



CORE STRATEGY REPORT OF CONSULTATION

Summary of Responses from the Organisations consulted (May – June 2006)

Volume 1 Annex A

Includes:

- Summary of responses from the organisations consulted

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This publication is **Annex A to Volume 1 of the Report of Consultation on the Core Strategy**. If you would like this information in your own language, or you would like to contact the Council about any other issue, please call 01442 867212.

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یہ اشاعت مرکزی لائحہ عملی پر مشاورتی رپورٹ کی جلد 1 ہے۔ اگر آپ یہ معلومات اپنی زبان میں چاہتے ہیں، یا کونسل سے کسی اور مسئلے کے بارے میں رابطہ کرنا چاہتے ہیں، تو برائے مہربانی 01442 867212 پر فون کریں۔

اگر آپ یہ معلومات کسی اور شکل میں چاہتے ہیں جیسے بڑی چھپائی یا آڈیو ٹیپ تو برائے مہربانی فون کریں 01442 228660 یا صرف منی کام کے لئے 01442 867877۔

આ પ્રકાશન કેન્દ્રીય વ્યુહરચના વિશેનો મસલત અહેવાલ ગ્રંથ ૧- પરિશિષ્ટ એ છે. જો આ માહિતી તમારે તમારી પોતાની ભાષામાં મેળવવી હોય તો અથવા તો બીજા કોઈ પણ મુદ્દા વિશે તમારે કાઉન્સિલનો સંપર્ક કરવો હોય તો, મહેરબાની કરી 01442 867212 ઉપર સંપર્ક કરો.

જો આ માહિતી તમારે બીજા આકારમાં, જેમ કે મોટી છાપ, અથવા ધ્વનિ ટેપ (ઓડિયો ટેપ) માં મેળવવી હોય તો, મહેરબાની કરી 01442 228660 ઉપર સંપર્ક કરો અથવા ફક્ત મીનીકોમ માટે 01442 867877 ઉપર ફોન કરો.

Report of Consultation

The Core Strategy for Dacorum Borough has been prepared taking account of Government policy and regulation, technical evidence and consultation. Consultation has spanned seven years, from 2005 to June 2011. This report explains the consultation: i.e.

- the means of publicity used;
- the nature of the consultation;
- the main responses elicited;
- the main issues raised; and
- how they have been taken into account.

It also explains how the actual consultation relates to the Council's policy on consultation and engagement, the Statement of Community Involvement.

The report is presented in seven volumes:

- Volume 1:** Emerging Issues and Options (June 2005 - July 2006)
- *Annex A* contains a summary of responses from the organisations consulted
- Volume 2:** Growth at Hemel Hempstead and Other Stakeholder Consultation (July 2006 –April 2009)
- Volume 3:** Stakeholder Workshops (September 2008 – January 2009)
Annex A contains reports on each workshop
- Volume 4:** Emerging Core Strategy (May - September 2009)
- *Annex A* contains a summary of responses to the general public consultation
- *Annex B* contains reports from the Citizens' Panel and Gypsy and Traveller community
- Volume 5:** Writing the Core Strategy - from Working Draft to Consultation Draft (June – September 2010)
- Volume 6:** Consultation Draft Core Strategy (November 2010 – June 2011)
- *Annex A* contains a summary of responses to the general public consultation and reports from the Citizens' Panel and Town Centre Workshop. It also includes changes made to the Draft Core Strategy.
- Volume 7:** Overview

This is Annex A to Volume 1.

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Core Strategy – Issues and Options

May 2006

VISION AND OBJECTIVES

Question 1

We have put together below a draft vision for the Borough. Tell us what you think of the proposed vision for the Core Strategy?

Question 2

Do you think these are the right objectives for the Core Strategy? Do you have other suggestions?

SUSTAINABLE DEVELOPMENT

A

- Reducing greenhouse gas emissions
- Increasing the use of renewable energy sources, reducing energy use and improving energy efficiency
- Improving air quality and reducing pollution
- Minimising contamination
- Protecting groundwater from pollution and over-abstraction
- Decreasing noise and light pollution
- Protecting the wider countryside in its own right and reducing the impact of development on it
- Protecting and enhancing wildlife, habitats and biodiversity
- Improving the built and natural environment
- Minimising flood risk and promoting the use of sustainable drainage systems to manage run-off
- Minimising waste
- Avoid sterilisation of minerals resources
- Promoting appropriate development locations
- Design developments to reduce crime

Question 3

Do you consider that the topics above at A include all aspects of sustainability or are there other topics that should be considered as part of the overall approach to achieve sustainable development?

Question 4

Do you agree that we should seek low carbon energy schemes and seek at least 10% of energy requirements of new development from renewable sources? Should we seek to incorporate these into specific development sites?

How can a high quality built environment be achieved?

B

- Achieving, reinforcing or improving character, coherence and identity
- Achieving continuity and enclosure (in respect of building lines and layout)
- Maintaining and creating open space and greening the environment
- Creating safe, popular, well used places offering variety and choice
- Making the most effective use of resources, eg. including use of local materials and building methods and detailing
- Complementing an area's character, having regard to the historic environment, structure, existing layout, orientation, views, building line, density of existing development and reinforcing a sense of place
- Providing appropriate off-street parking
- The scale, height and massing of the new development in relation to the adjoining buildings, topography, general heights in the area, views, vistas and landmarks;
- The site's land form and character when the new development is being laid out i.e. the development should take note of the shape of the landscape, preserve natural features and take account of the local ecology;
- An attempt to integrate the new development into the landscape (or townscape) to reduce its impact on nature and reinforce local distinctiveness i.e. using structure planting, shelter belts, green wedges, green corridors, common local species in planting.

Question 5

Do you consider that the qualities listed above at B include all design aspects that should be covered in a broad urban design policy or are there other issues that should be considered?

SETTLEMENT DEVELOPMENT STRATEGY

Where should development be focused?

Question 6

Which option do you prefer or are both acceptable?

How do we maintain a good balance between homes and jobs?

Question 7 Which option do you support?

Protection of the Green Belt

Question 8 Which of these options do you favour and why?

Protection of the Open Countryside

Question 9 Should limited areas of open countryside around rural settlements beyond the Green Belt be considered for limited development to meet identified local needs?

HOUSING AND DESIGN

The Appropriate Overall Housing Level

Scenario	Potential Number of Dwellings
A (based on RSS14 proposed level)	6,300
B (urban capacity plus identified greenfield sites)	7,062 (rounded to 7,100)
C (level proposed in original version of the RSS14)	8,200
D (highest suggested level of development by objectors to the regional plan)	10,000

Question 10 Please list the options in the table (see summary paper) in order of preference from 1-4. (1 denotes the most preferred).

- A Based on RSS14 proposed level
- B Urban capacity plus identified greenfield sites
- C Level proposed in original version of the RSS14
- D Highest suggested level of development by objectors to the regional plan

Housing Capacity and the Location of New Development in Dacorum

Question 11 Should Hemel Hempstead be the main focus for accommodating housing growth on the basis that it has the greatest scope for urban development and regeneration and the access to the greatest range and amount of facilities?

Question 12 Should the remaining growth be proportionally distributed throughout the district to support and expand existing facilities, including in the Rural Area?

Question 13 If the Council are required to plan for housing development in excess of 7,100 dwellings where should it go? (number 1 –4 giving 1 the highest priority).

- More housing at higher densities in Hemel Hempstead town centre?
- Greenfield sites within Hemel Hempstead?
- Greenfield sites on the edge of existing settlements?
- Higher densities in residential neighbourhoods (i.e. above 50 dwellings per hectare)

Question 14 If further greenfield extensions are needed, around which settlements should they be located (number 1-5 giving 1 the highest priority).

- Hemel Hempstead
- Berkhamsted
- Tring
- Other settlements outside the Green Belt

- Spread around different settlements.

Question 15

Should the key employment site at Three Cherry Trees Lane and/or the site at Breakspear Way be considered for residential development either:

- a) now
or
- b) in the longer term?

Density of New Development

Question 16

To achieve growth within the existing urban areas there will be need for further development on, for example, any vacant or derelict land, or intensification of existing uses. Do you agree with this approach?

Question 17

Where should higher density development (i.e. above 50 dwellings per hectare) be located?

- Hemel Hempstead
- Berkhamsted
- Tring
- Other settlement - state

Question 18

What safeguards should there be in encouraging higher density development (i.e. above 50 dwellings per hectare)?

Type of new housing

Question 19

Should small units be provided to provide a mix of dwellings through ensuring all sites provide a proportion of small dwellings (1 and 2 bed units) and through encouraging conversion of existing properties?

Question 20 Should provision for new gypsy accommodation be planned a) alongside any major new developments or b) should other locations be considered?

Affordable Housing

Question 21 Should the number of affordable homes sought be proportionally higher on sites which are

- 1. large
- 2. greenfield
- 3. of high accessibility (e.g. town centre locations)?

Land Use Division in Towns and Villages

Question 22 Should the approach be:

- a) Retained
or
- b) applied to any of the other settlements in the Borough?

EMPLOYMENT

How much employment land needs to be retained?

Question 23 Do you support the approach of largely protecting the existing employment land supply to provide a balance between the future provision of homes and jobs in the Borough?

Where should economic development be focused?

Question 24 Should a spread of employment opportunities be retained both across Hemel Hempstead as the major employment centre, and across the other main settlements and the rural area?

Question 25 Should we retain significant employment land within Hemel Hempstead town centre?

Question 26 Do you consider any of the following options appropriate for isolated employment sites either on sites within the towns and large villages or in the more rural parts of the Borough ?

- (a) protected for employment use only
- (b) allowed to come forward for mixed-use development
- (c) allowed to come forward for alternative uses, such as housing
- (d) only allowed to come forward for affordable housing
- (e) other (please specify)

Regeneration and Renewal in Hemel Hempstead

Question 27 Should we consider if there are any opportunities to provide complementary facilities for the workforce in any of the main employment areas to assist in providing a modern, attractive business environment?

Live/Work Schemes

Question 28 Should Live-Work schemes be encouraged within the Borough?

RETAILING

Where should new shopping floorspace go?

Question 29 Do you agree with the Council's approach to the location of future shopping development?

Question 30 Should an opportunity be made for local shopping in the Maylands business area?

Retail Hierarchy/Designation of Centres

Question 31 Do you agree that the shopping hierarchy should reflect the current roles played by each of the centres?

Question 32 Do you think the Council should recognise the role of modern out of centre developments within the shopping hierarchy?

Out of Centre Retailing

Question 33 Do you agree that there should be no significant further expansion of retail parks?

Mix of Uses in Town Centres

Question 34 Do you agree that we should seek and maintain a full mix of complementary uses in the town centre?

The Future Role of Local Centres

Question 35 Which line should the Council take

1. continue with the existing level of protection to shopping
in all local centres in the borough; or
2. support a more flexible approach to non-shop uses in
local centres?

TRANSPORT AND INFRASTRUCTURE

Congestion

Question 36 Which option(s) would help reduce local congestion and can you suggest any others that we should consider?

Parking

Question 37 Is there sufficient car parking provision in Dacorum, and should standards be maintained? Is there a need to find additional locations for parking?

Question 38 What improvements could be made to make a reduction in parking standards feasible?

Attempting to improve accessibility means we need to consider the following options:-

- Encourage high density development near appropriate passenger transport interchanges.
- Ensure low cost and affordable housing is located close to basic amenities
- Encourage provision of live-work units
- Develop Cycle and Pedestrian Route Network and Improvement Strategies
- Consider accessibility for all sections of the community including the disabled

Accessibility

Question 39 Are there any other planning measures that could help improve accessibility?

Question 40 Do you consider that there are particular deficiencies in infrastructure provision that you would like us to be aware of?

COMMUNITY DEVELOPMENT

Overall Provision of Community Facilities

Question 41 Do you agree that any new key community facilities should be concentrated in the most accessible area in the main towns and within villages?

Question 42 Do you agree that we should seek to retain and enhance all existing community facilities in towns and rural areas? Should we continue to generally protect community premises from being lost to other uses and instead seek alternative community uses when community buildings become available?

Question 43 Should all new housing developments provide a contribution towards the provision of new community facilities to help meet the demands from an increasing population?

Education Provision

Question 44 Should any additional demand for educational facilities be accommodated by extending or improving existing facilities,

using financial contributions from housing development, where there is a demonstrated need?

Question 45 What role should school sites play in the provision of community services?

Question 46 Should we seek to provide the 'extended school' programme demands at any school facilities or selected schools only?

Question 47 If any surplus school premises are identified over the lifetime of the plan should they be used for alternative social/community or leisure uses or something else?

Health Facilities

Question 48 Do you agree that we should maintain the existing land designated for the expansion of the Hospital for other health or community uses?

Overall provision of leisure facilities

Question 49 Do you agree there should be broad guidance on the location of leisure facilities and a high priority attached to the provision of leisure facilities?

Question 50 Are there any major facilities that you wish the Council to consider for the future e.g. Stadium in Hemel Hempstead?

Protection and Enhancement of Open Space

Question 51 In areas of deficiency we may seek financial contributions towards achieving new provision. Do you think this is the most appropriate means of acquiring and improving access to public open space or should new provision be made in all significant new developments?

Question 52 Should all open space be protected from all types of development?

Question 53 Do you consider that some open land can be lost to improve the quality of other open space or alternative provision made?

LANDSCAPE MANAGEMENT AND BIODIVERSITY

Managing the Countryside

Question 54 Do you agree with the principles set out for managing the countryside? Are there any others you wish to add?

Key management principles stated:

- sensitive development based on landscape character assessments and understanding
- sustainability in the use of soils and water
- enhancement and enrichment rather than degradation
- supporting a variety of natural habitats
- appreciation of historic character.

Protecting the most important assets and resources

Question 55 Have the most important assets and resources been identified?

Important assets stated:

- the natural flood plain and chalk streams
- Grade 2 agricultural land
- designated sites of geological or nature conservation value – i.e. the Chilterns Beechwoods Special Area of Conservation, Sites of Special Scientific Interest, Nature Reserves and Regionally Important Geological Sites
- ancient semi-natural woodland
- the natural beauty of the Chilterns Area of Outstanding Natural Beauty, particularly the visually prominent escarpment

- historic landscape features – for example parkland and scheduled ancient monuments
- the Grand Union Canal.

Enhancing Biodiversity

Question 56 Do you support the approach advocated in the Urban Nature Conservation Study of improving and extending biodiversity sites and networks in

- (a) the countryside
- (b) towns and large villages?

Question 57 Are there any specific priorities you wish to highlight?

MONITORING AND IMPLEMENTATION

Monitoring

Question 58 Do you agree with the Council’s approach to monitoring?

Implementation

Question 59 Do we need a separate policy on implementation?

Question 60 If yes, do you agree with the principles identified for the new policy?

Implementation principles stated:

- The importance of partnership working to deliver development.

- Better co-ordination and links to spending programmes and the provision of infrastructure and facilities.
- The achievement of key strategic or local policy objectives, including sustainable development.
- Identifying the scale of infrastructure and service needs and likely development contributions.
- The need to phase development and identify land reserves.
- The appropriate use of planning conditions, legal agreements and supplementary planning guidance and advice.
- Promoting land assembly, and if necessarily using compulsory purchase powers to achieve this.

Planning Obligations

Question 61 Do you agree with the Council's approach to planning obligations?

The Council proposes to use planning obligations to achieve some investment in or for:

1. Community Facilities, Health and Safety
2. Education, facilities and support
- 3 Community Safety
4. Affordable Housing
5. Transport and access
6. Habitat creation and landscaping
7. Open space (including facilities in the space and play space)

Question 62 Do you think the list of matters to be covered by planning obligations is appropriate?

Summary of responses from the organisations consulted

Question	REPRESENTATION SUMMARY	RESPONDENT NAME
Question 1	The vision is distorted and conflicts. A 'vibrant economy across the borough' conflicts with 'focussing on Maylands and Hemel' and 'enhancing Hemel Hempstead role'.	Tring Cycling Campaign (Mr John Boielle) [112]
Question 1	Already too much high density development. Why is the Manor Estate scheduled for housing when there is Frogmore Road which would make for excellent residential facilities.	Miss Anne Box [113]
Question 1	Too urban-focused and too specific. Need to respond to the effects of climate change and the position of the Borough in wider region.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 1	A concise and comprehensive document.	GO-East (Mr Stuart Crowgey) [117]
Question 1	Does not recognise the potential of Berkhamsted to combine with Hemel Hempstead as a dual focus for growth.	Legal & General (Mr Jeremy Castle) [121]
Question 1	There is no reference within the Core Strategy to telecommunications development which plays a vital role in both the economic and social fabric of communities. A policy on telecommunications development should be included in one of the LDF documents. This should give all stakeholders a clear indication of the issues which development will be assessed against. This policy should be introduced by a short paragraph outlining the development pressures and the Councils policy aims.	Mono Consultants Limited (Ms Carolyn Wilson) [126]
Question 1	Support the draft vision to protect and enhance, but would recommend the use of the term 'nature conservation assets' instead of biodiversity to ensure inclusion of geological assets to the list. Support promotion of a sustainable use of natural resources and high quality design.	English Nature (Mr Neil Fuller) [128]
Question 1	Draft vision and objectives are appropriate. The role of culture and heritage in creating sustainable communities, by providing an historic sense of place and context should be considered. The forth bullet point identifies Hemel Hempstead as a regional retail centre within the current draft of the Regional Spatial Strategy.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 1	Focus on Hemel Hempstead as main centre in the Borough should not detract from the vitality and viability of other centres in the Borough.	Wm Morrison Supermarkets plc [139]
Question 1	Change 'vibrant and prosperous' to 'thriving and sustainable'.	New Conservation Society (Mr Gruff Edwards) [6]
Question 1	A very good vision in the community plan, particularly around protecting green space and ensuring social inclusion, regeneration and prosperity.	Dacorum Borough Council (Mr David Gill) [8]
Question 1	2020 is too distant to be meaningful without interim goals. The Strategy needs to place equal but proportionate emphasis on areas outside Hemel Hempstead. It currently reads as Hemel at the expense of other areas.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 1	Yes, but some potential compatibility difficulties between and within some elements of the statement.	CDA for HERTS (Mr Duncan Adams) [17]
Question 1	Contains conflicting objectives e.g. high density against high quality development.	Chiltern Society (Mr Guy Patterson) [22]
Question 1	Pleased to see a commitment to a sustainable use of natural resources and to commit to an integrated transport policy.	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 1	Fine, as far as it goes. Sustainable use of natural resources e.g. water is incompatible with large scale building development.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 1	Well laid out and easy to read.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]

Question 1	Should be improved slightly to include more on the environment as it appears to cover the issue briefly but not in a strong way. There is nothing mentioned about climate change and flood risk in the proposed vision.	Environment Agency (Miss Candice Beard) [91]
Question 1	OK.	WWF (Mrs Hazel Johnson) [31]
Question 1	In the draft vision, The National Trust supports the strong emphasis given to environmental issues and in particular the protection of the Countryside.	The National Trust (Mr Michael Stubbs) [75]
Question 1	Agree with the draft vision. It would benefit from mention of the need to achieve a balance between complementary land uses through encouraging mixed-use developments and creating sustainable communities.	Stanhope plc [69]
Question 1	Broad agreement with vision	Mr John Mole [35]
Question 1	Yes, but add specific reference to education facilities in the vision that refers to social, leisure and community.	West Herts College (Mrs Lynda Price) [89]
Question 1	SUPPORT IMPROVEMENTS TO THE QUALITY OF LIFE BY DIRECTING GROWTH OF DIFFERENT SCALES TO RURAL AND URBAN AREAS. THE COUNTRYSIDE SHOULD BE PROTECTED BUT WHERE NON-GREENBELT LAND ADJOINS VILLAGES WITH SOME SERVICES, THEN LIMITED GROWTH SHOULD BE CONSIDERED AS PART OF A REVIEW OF THE VILLAGE DESIGNATION OR SETTLEMENT BOUNDARY. THE SEQUENTIAL APPROACH TO DEVELOPMENT i.e. BROWNFIELD BEFORE GREENFIELD IS SUPPORTED PROVIDING DEVELOPMENT IS ADEQUATELY MONITORED AND ANY UNDERPROVISION IS ADRESSED THROUGH CAREFUL GREENFIELD RELEASES.	Luton Hoo Estate [34]
Question 1	English Partnerships (EP) supports the draft vision for the Borough, particularly in terms of its focus on enhancing Hemel Hempstead's role as the main centre in the Borough, and improving the Maylands area and restoring economic confidence in the town. EP notes the reference to using high quality design in the re-use of urban sites. EP wishes to comment that such standards should apply to all new development including that on greenfield sites.	English Partnerships (Mr Mark White) [37]
Question 1	The draft vision is broadly supported, but should include reference to meeting the Borough's housing needs. Protection of the countryside, including the green belt, is generally accepted but should not be an absolute; the loss of some greenfield land will be necessary to meet development requirements.	CALA Homes (Mr Michael Emmett) [80]
Question 1	The draft vision should include a bullet point based on draft PPS3 "Meeting the needs and demands for housing in Dacorum, including a mix of tenures and dwelling sizes". Greenfield land needs to be released, this should be focussed on Hemel Hempstead as the main urban area in the District.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 1	Generally satisfactory.	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 1	The PCT agrees with the broad vision but feels that as the vision is for the next 20 years, some areas need to be bolder.	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]

Question 1	While there is much to agree with, it is expressed as a set of objectives and principles. It would be much better as a shorter description of the Borough as it is intended to be as a result of the successful implementation of the LDF. The ambition expressed in the sixth bullet point should be to 'protect and enhance landscape character, etc' (rather than simply areas of high landscape quality - see PS7). The draft Objectives on pg 10 do this.	Countryside Agency (Mr Graham King) [62]
Question 1	Very comprehensive.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 1	Agree.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 1	The vision appears to cover the areas that would be of most concern, with a good mix across urban and rural.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 1	The vision is broadly supported. The second bullet point should refer to 'adequate and timely' provision of infrastructure. The fifth bullet point relating to the Chilterns AONB should start with the following: 'Conserve and enhance' in order to comply with legislation and Government policy, as it stands this is incorrect. The vision could usefully make reference to the use of local building materials under the final bullet point on the sustainable use of natural resources.	Chilterns Conservation Board (Mr Colin White) [71]
Question 1	We broadly support the vision but suggest this should include reference to meeting the Borough's housing needs.	CALA Homes (Mr Michael Emmett) [80]
Question 1	Very good.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 1	Difficult to disagree with broad aims, but I do not understand how you can really 'reduce car use' and 'ensure a range of employment opportunities'.	Dr Victor Sorrocks [100]
Question 1	Need to ensure that the sustainability principles of PPG3 are adhered to, particularly in relation to proximity to existing facilities and services and accessibility issues. Re-use of existing brownfield land to meet necessary housing requirements is to be welcomed, the strategy must also place equal emphasis on the sequential test in site selection in line with government policy.	Apsley Development Limited (Mr John James) [108]
Question 1	Should include, 'within a biodiverse environment'.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 1	Protect countryside, ok, but odd while supporting rural communities and their needs to develop land use to reflect changing world.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 1	The vision is good but not a lot different from the vision 10 years ago. Not much has happened.	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 1	Vision objectives are consistent with the objectives and spatial strategy of the draft EoE Plan; however, some element of social inclusion could be usefully added.	EERA (Mr Ishaku Maitumbi) [164]
Question 1	Question 1 and 2 could include encouraging community participation.	Groundwork Hertfordshire (Ms Sherry Robinson) [170]
Question 1	The Trust is surprised and disappointed that the protection and provision of cultural facilities is not included as a separate issue and option topic.	The Theatres Trust (Ms Rose Freeman) [110]
Question 1	Broadly support the draft vision. Growth should also consider adjoining urban areas. Recognition of Hemel Hempstead's role as key centre and the need to maintain this role.	The Crown Estate [176]
Question 1	Test	EERA (Mr Ishaku Maitumbi) [164]

Question 1	The vision should take into account the need to ensure that the sustainability principles of PPG3 are adhered to, particularly in relation to proximity to existing facilities and services and accessibility issues. Whilst the focus on the re-use of existing brownfield land to meet the necessary housing requirements is to be welcomed, the strategy must also place equal emphasis on the sequential test in site selection, in line with government policy.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 1	No Comment on the Core Strategy Issues and Options Paper	Aylesbury Vale District Council (Ms Victoria Thomson) [180]
Question 1	It is very important that the Core Strategy includes a section on the historic environment, either as an addition to Chapter 11, or in its own right.	English Heritage (Ms Katherine Fletcher) [189]
Question 1	A sound basis to develop (no pun intended) the district. However, generic the principles, aspects suggest this is Hemel Hempstead centre.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 2	There should be more than one prestigious employment site, in more than one place. Reduction in car use can only be achieved by having all that a family needs "on their doorstep"	Tring Cycling Campaign (Mr John Boielle) [112]
Question 2	The objectives appear to be comprehensive	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 2	The Core Strategy must take account of other facets of the sequential test. Stating that the Council will seek to "Use previously developed land for new development first" cannot strictly be considered appropriate, or in line with national and regional policy. The Council must accept that there are a variety of factors which help to identify suitable areas for development within the borough. The fact that an area is classified as brownfield is only one of these tests, and cannot be solely relied upon in the site selection process. The Core Strategy objectives should refer to sustainability, access to facilities and services, as well as the reuse of brownfield land.	Apsley Development Limited (Mr John James) [108]
Question 2	Suggested additions: Under Promoting Sustainable Development and Conserving Resources, add: Reduce pollution and carbon emissions; Encourage recycling and minimise waste. Under promoting a vibrant and prosperous economy, add: Recognise the significance of agriculture in the rural economy. Under Creating and conserving quality environments, change the first bullet point to: Maintain high quality safe environments across the Borough.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 2	Add: Conserve the biodiversity by protecting and enhancing wildlife habitats	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 2	It would appear to be appropriate to refer within the section 'Promoting a vibrant and prosperous economy' to enhancing the vitality and viability of centres within the Borough.	Wm Morrison Supermarkets plc [139]
Question 2	Also 'Encourage repair and servicing of consumer durables', change to 'vibrant and prosperous' as per question 1.	New Conservation Society (Mr Gruff Edwards) [6]
Question 2	These are the right objectives. I would like to add a reference to items that are included in the community plan development but understand that the community plan priorities do not always sit comfortable withing the planning framework (the needs of children and young people for example).	Dacorum Borough Council (Mr David Gill) [8]
Question 2	We would like to add a broad objective of "enabling people to achieve a healthy lifestyle"	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]

Question 2	There is need for a commitment to the provision at additional parks and open space as well as protection of existing. The focus on high density urban development does not provide for adequate living space and is likely to lead to difficulties in community safety and friction instead of resolving such issues. High density development is a planning solution and not one for those who have to live there and should be confined to those who chose to live an urban lifestyle.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 2	An employment site needs to be effective not prestigious, whatever that means	Chiltern Society (Mr Guy Patterson) [22]
Question 2	It could be expanded to other realistic issues such as: integration of various ethnic groups, youth clubs and designing out youth problems through urban layouts that are neighbourhood friendly and support the needs of today's young people.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 2	Yes, especially reduction of car use, and provision of convenient transport plus ensuring a range of employment opportunities across the Borough.	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 2	Generally, these are fine. We welcome the inclusion of objectives on open space provision, the encouragement of walking and cycling, sustainable construction and lifestyles and conserving local character. The penultimate Objective could be expressed as "Conserve local character and distinctiveness"	Countryside Agency (Mr Graham King) [62]
Question 2	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 2	Support objective relating to meeting leisure and open space needs, as these are considered to be an essential part of community infrastructure. There is a need to protect open space within urban areas of the borough, which play a significant role in providing accessible green spaces for recreation and visual amenity. It could be interpreted that conserving urban open space is less important than the conservation of other resources and environments. Therefore, there should be an inclusion of an objective in the Core Strategy.	Sport England East (Mr Roy Warren) [73]
Question 2	We would recommend that 'protect' the countryside is replaced by 'conserve' to more accurately reflect the legislation and that 'protect and enhance areas of high landscape quality' be replaced with 'conserve and enhance', again to reflect this duty. Under 'creating and conserving quality environments' we would recommend that 'protection and creation of natural open spaces' is made an additional criteria.	The National Trust (Mr Michael Stubbs) [75]
Question 2	Yes	Miss Kay Volger [86]
Question 2	The draft objectives are supported, but these do not recognise the important role of sustainable urban extensions in delivering a range of needs within the Borough such as affordable housing, quality sports and recreation facilities, improved transport infrastructure and public transport provision, an enhanced urban fringe, employment opportunities and new community facilities. Smaller urban infill sites, whilst sustainable, often fail to deliver the range of benefits which can be secured through sustainable urban extensions. The objective should therefore include additional text as follows: Identify opportunities at the existing urban centres for sustainable urban extensions able to deliver substantial planning gain in the form of new and enhanced community infrastructure	Legal & General (Mr Jeremy Castle) [121]

Question 2	Provision of employment sites in attractive areas to encourage "science park" type employers, eg. canal corridor, rather than more high density flat developments. ie. the Nash Mills site. These developments will come to be seen as a mistake, as families develop, and are unable to afford larger accommodation, there will be overcrowding and social tension. Increasing car ownership is causing problems now in these areas, also a source of tension. The large proportion of one parent families and increased working from home creates a requirement for more than 2 bedroom accommodation, not the norm in most flat developments.	Mr John Mole [35]
Question 2	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 2	Yes - no further suggestions	West Herts College (Mrs Lynda Price) [89]
Question 2	Agree. Transport to villages could be considered for improvement.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 2	Yes, but sustainable development will only be possible if there is a total rethink on building practices. Builders are still building poor quality and unsustainable houses. The Borough must try to get ecological housing standards, with compulsory solar, grey water, green roofs water saving etc. devices, all the systems that are possible today as exemplified in Zed Bed Housing with mass takeup, solar panels and mini wind turbines would reduce costs and cut CO2 emissions by up to 15%. Refit all Council properties with low flush toilets and spray taps.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 2	Keeping the existing areas free of litter and graffiti would be welcomed by residents. The areas around Apsley are appalling now. Tring has daffodils on its grass verges. We have cans and wrappers	Miss Anne Box [113]
Question 2	EP supports these objectives. However, EP wishes to point out that the objective to "use previously developed land for new development first" should recognise that there will be some development on allocated Greenfield sites, and it may not be appropriate to restrict Greenfield development until every possible brownfield site is used up. There will need to be regular monitoring of the situation in terms of the delivery of housing.	English Partnerships (Mr Mark White) [37]
Question 2	Yes - but it is such a large permit over which DBC have limited control. It needs other bodies to take it seriously.	Boxmoor Trust (Mrs Jean Sniders) [154]

Question 2	<p>English Nature supports many of these objectives, particularly: (i) the implementation of energy efficient measures, (ii) conserving and enhancing biodiversity, (iii) meeting leisure and open space needs, and the (iv) enhancement of protection of the countryside, green belt and Chilterns AONB.</p> <p>Furthermore, English Nature supports the most effective use of urban land, so long as it is based upon informed decisions which into account the significance of the nature conservation interest of the land, thus acknowledging the 'cross-cutting' nature of objective (ii) above. For example, some previously developed land supports significant biodiversity interest (consistent with Annex C PPG3 and PPS9) and should be regarded as an asset within the green infrastructure of the Borough. Furthermore, some brownfield sites may have a significant role to play providing informal accessible natural greenspace within urban areas and opportunities exist to formally include them within the greenspace resource (see iii above).</p>	English Nature (Mr Neil Fuller) [128]
Question 2	<p>Objective 3 - High density development should only be encouraged in appropriate locations, generally town centres.</p> <p>Objective 11 - Providing homes should not be limited to only local needs; the LDF should meet in full the RSS requirement for the Borough.</p>	CALA Homes (Mr Michael Emett) [80]
Question 2	Effective Community Involvement (whether through an adopted SCI or not) is fundamental in the production of Development Plan Documents.	GO-East (Mr Stuart Crowgey) [117]
Question 2	The roads are already overcrowded, encouraging use of public transport is not enough. Public transport to and from village needs to be vastly improved. Secondary education for children living in the villages need to be addressed. Children need to be able to attend the school of their choice, with free public transport to and from school. Rural communities need particular attention or conservation could become fossilised by denying rural communities the chance to develop and without positive access, problems being addressed, losing population, services etc.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 2	Encourage more use of the canal corridor through Dacorum for cycling, walking and fishing.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 2	Support inclusion of community infrastructure and education provision.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 2	Alongside affordable housing, would like to see life long housing.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 2	Yes. They seem very far reaching - almost too far.	Dr Victor Sorrocks [100]
Question 2	Sustainable construction schemes are supported on the basis that they refer to the use of local building materials. The Board objects to the lack of objective relating to protection and quality of water resources. Second bullet point relating to the AONB and fourth bullet point on cultural heritage should read, "Conserve and enhance".	Chilterns Conservation Board (Mr Colin White) [71]
Question 2	Under 'Creating and conserving quality environments', bullet point 2 should be changed to include 'protect and enhance the natural environment'. Climate change should be included. There should be an added bullet point that reads the following: "Reduce the risk of fluvial, tidal and surface water flooding to people and property, and prevent new development in high risk flood zones".	Environment Agency (Miss Candice Beard) [91]

Question 2	The first bullet point under 'Promoting Sustainable Development and Conserving Resources' should be amended to "Focus development in and on the periphery of Hemel Hempstead as the main urban area in Dacorum, maximising accessibility to facilities".	Sellwood Planning (Mr R. M Sellwood) [56]
Question 2	"Use previously developed land for development first" - whilst a worthy objective, this may be in conflict with Planning Policy Guidance Note 3 Housing (PPG3) and emerging PPG3, which recognise that previously developed land is not necessarily always the most sustainable location for development. "Provide homes to meet local needs, including affordable housing". Consideration could be given to rewording the objectives to refer to 'identified needs' rather than 'local needs', to take into account both growth generated by the local population and that from migration. The term 'historic environment' would be more in keeping with Government policy. Include reference to the role of culture and heritage in creating sustainable communities, through providing an historic sense of place and context.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 2	Must take into account the other facets of the sequential test. Stating that the Council will seek to use previously developed land for new development first cannot strictly be considered appropriate, or in line with national and regional policy. The Council must accept that there are a variety of factors that an area is classified as brownfield is only one of these tests, and cannot be solely relied upon in the site selection process. The Core Strategy objectives should refer to sustainability access, to facilities and services, as well as the reuse of brownfield land.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 2	Broadly supportive. An additional objective could therefore be 'Provide sufficient affordable and market housing to support economic growth'. New homes and employment to the east of Hemel Hempstead will ensure a better mix of uses in this part of the town. Addition of an objective here relating to joint working with neighbouring authorities particularly with regard to consideration of the most appropriate development strategy and spatial options. It is critical that a full review of all spatial options is undertaken and that this review is not bound by the current Green belt boundaries or by district boundaries.	The Crown Estate [176]
Question 2	The objectives should include reference to the historic environment, and quality in the built environment. Welcome the reference under 'creating and conserving quality environments' but the role of the historic environment should be recognised as part of sustainable development.	English Heritage (Ms Katherine Fletcher) [189]
Question 2	This is a framework only. Await development of the details.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 3	Composting causes methane that is 15 times worse at producing the "Glass House Effect". Note. Glass houses were painted green to minimise reflection in solar radiation which causes warming methane can be utilised as a source of energy. "Flood plains" decrease flood risk, and filter to contamination while allowing water to return to aquifers.	Tring Cycling Campaign (Mr John Boielle) [112]
Question 3	Protecting wildlife sites and maintaining them in a favourable conservation status should be added.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 3	In tandem with promoting development locations, these topics should also include an incentive to achieve a modal shift within population, particularly in relation to new developments. As such, these topics should include "Promoting sustainable travel".	Apsley Development Limited (Mr John James) [108]

Question 3	English Nature supports the reference to ecology within the list of considerations for good design. We regard the list of key features as appropriate, although we advise that geological assets should also be added to the list (consistent with section 11 of this paper). In addition to the brief list of important areas within the first bullet point of Issue 1, English Nature recommends reference to the significant biodiversity resource within the Borough and the aspirations for their enhancement, as identified within the Borough's adopted Nature Conservation Strategy (2001) and recent Urban Nature Strategy (2006).	English Nature (Mr Neil Fuller) [128]
Question 3	Add 'identify and protect tranquil areas' to the topics in list A. The current over-abstraction of water should be given greater prominence as a development issues.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 3	These outline features are consistent with draft EoE Plan. However some element of social inclusion and protection of the historic environment as expressed in policies SS12 and ENV5 respectively could be usefully added.	EERA (Mr Ishaku Maitumbi) [164]
Question 3	Topics fine.	WWF (Mrs Hazel Johnson) [31]
Question 3	Change 'minimising waste' to 'minimise consumption of raw materials wherever their source'.	New Conservation Society (Mr Gruff Edwards) [6]
Question 3	This subject area appears well covered	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 3	The topics are good but lack some definition. 'Improving' the built and natural environment is ambiguous, as is promoting 'appropriate' development locations - by whose definition? The one aspect that is missing is liveability. There needs to be a requirement to provide enough space for a range of ages and needs to be able to live in harmony, as well as having access to local services and community facilities.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 3	More than enough, including some e.g. greenhouse gas emission that are outside the control of the Borough.	Chiltern Society (Mr Guy Patterson) [22]
Question 3	This question is not reader friendly. In general it is a very greed approach: minimise, decrease, improve, avoid - what about setting realistic targets?	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 3	Encourage sustainable leisure pursuits especially walking and (to do that) the development and extension of the current footpath network.	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 3	There is a need to promote efficient use of all resources, not only energy, but also water, building materials ec through requiring sustainable design and construction methods. Mention should be made in the seventh bullet point of the need to respect and enhance landscape character and local distinctiveness. A notable omission from the list is the need to ensure socially inclusive access to green spaces and the wider countryside for recreation and quiet enjoyment. The penultimate bullet would be better expressed "Promoting high quality development in appropriate locations".	Countryside Agency (Mr Graham King) [62]
Question 3	These topics are only concerned mainly with the environment. Have any considerations been made for economic and social aspects of sustainability. Sustainability should be integrated into the whole strategy not just the environmental parts of it.	Miss Kay Volger [86]
Question 3	By and large yes, but, the IPCCs assumptions on global warming are being questioned. More rigorous analysis is needed.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 3	yes	West Herts College (Mrs Lynda Price) [89]

Question 3	Protecting the wider countryside in its own right is not considered to be an important objective to achieve sustainability. The important countryside is that surrounding the existing towns where careful management, enhancement and the accommodation of sustainable urban extensions can combine to deliver an improved urban fringe. This topic should be re-phrased as follows: Managing the urban rural fringe in a way which accommodated sustainable development that delivers an enhanced environment and increased public access for recreational purposes.	Legal & General (Mr Jeremy Castle) [121]
Question 3	Agree. Attention required for impact of heavy goods vehicles on rural communities, both noise, vibration and pollution.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 3	All topics necessary, but need to be implemented fully e.g. reduce energy use with efficient light bulbs, no standby option, more efficient industrial motors (local industry to switch to appropriate energy) modern thermostats, greener cars, better public transport financed, by fuel tax (and for air-travel).	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 3	Yes - but with an Environmental Health Department so unwilling to tackle noise and light pollution how are you going to deal with that. My area is flooded with light at night - why aren't street lights dimmed after midnight (to save money as well) as they are elsewhere. Why is there no emergency number for Environmental Health officers at weekend and often out of office hours.	Miss Anne Box [113]
Question 3	Yes	Miss Anne Box [113]
Question 3	EP's is tasked with creating communities where people can afford to live, and where people want to live. EP therefore welcomes the reference to the aims for sustainable development enshrined in national and regional policy referred to in the context section but notes that the list of topics at A focuses on the environmental "arm" of sustainable development. The list should be expanded to include topics relating to the economic and social elements of sustainability, for example, relating to people's ability to access places to live, work and play.	English Partnerships (Mr Mark White) [37]
Question 3	Yes	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 3	There is no reference to the initial sustainability appraisal outcomes.	GO-East (Mr Stuart Crowgey) [117]
Question 3	Yes	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 3	Would appear to be comprehensive although wonder how that can be achieved with high density housing.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 3	You have yet to reconcile 'overabstraction of water resources, which is unsustainable in the long term'.	Dr Victor Sorrocks [100]
Question 3	A greater emphasis could be placed upon the sustainability benefits of mixed use development.	Hillstone Corporation [173]
Question 3	Support all topics listed under A.	Environment Agency (Miss Candice Beard) [91]
Question 3	Protection of groundwater from over-abstraction supported. References to natural environment and wider countryside should refer to "conserve and enhance". Should be an additional topic relating to the use of local materials that conserve and enhance and all developments should be designed to the highest standard.	Chilterns Conservation Board (Mr Colin White) [71]
Question 3	Co-locating new housing and employment development in Hemel Hempstead where there is the greatest opportunity to minimise the use of the car.	Sellwood Planning (Mr R. M Sellwood) [56]

Question 3	Protecting and enhancing the historic, built and natural environment should be key principles for the Core Strategy.	English Heritage (Ms Katherine Fletcher) [189]
Question 3	In tandem with promoting appropriate development locations, these topics should also include an incentive to achieve a modal shift within the population, particularly in relation to new developments. As such, these topics should include 'promoting sustainable travel'.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 3	Inclusion of more positive topics, for instance the need to enable the Borough, and particularly Hemel Hempstead to grow, encouraging the development of affordable housing and ensuring that the town retains its competitiveness as a retail and employment centre. More emphasis is needed on sustainable communities. It may be useful to state how the above topics relate to the SEA/SA objectives in the SEA/SA Scoping Report.	The Crown Estate [176]
Question 3	Strongly support the identification of sustainable development as a theme which underpins the Core Strategy. The topics listed seem biased towards more environmental issues. To achieve a more inclusive approach, reference should be made to broader social and economic issues such as provision of housing to meet social needs and the promotion of sustainable economic growth. Consideration should be given to produce sustainability statements. Reference should also be made to the sustainable development guide being developed for the county. "Building features - A Hertfordshire Guide to promoting sustainability in development". Sustainable development should include the historic environment. The term 'built environment' does not include archaeology and historic landscapes, both of which are important aspects of the heritage of Dacorum Borough. The term 'historic environment' - which is favoured by Government should be used. The term 'conserving' is preferable to 'improving'.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 3	Missing: Minimise need for use of cars/vehicles.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 4	The use of renewable sources of energy must be considered on a site-specific basis. 10% target is preferred but with a flexible approach.	Akzo Nobel Pension Scheme [124]
Question 4	Sewage produces methane (see above)	Tring Cycling Campaign (Mr John Boielle) [112]
Question 4	Yes to all three parts of the question.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 4	Our client considers that adopting a blanket approach to provision of renewable energy in new development, is not always appropriate, and therefore suggest that an element of flexibility is introduced into any such policy. This issue may be more appropriately dealt with in Supplementary Planning Documents.	Wm Morrison Supermarkets plc [139]
Question 4	Yes and should go further but how can this be achieved - have we the power	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 4	PLANNING IS CONCERNED ABOUT LAND-USE OF WHICH SUSTAINABILITY IS A CONSIDERATION. HOWEVER, MATTERS SUCH AS THE PROVISION OF RENEWAL ENERGY SOURCES DEPENDS ON A SET OF COMPLEX ISSUES INCLUDING MARKET CONDITIONS OF SUPPLY AND DEMAND. IT IS UNREASONABLE TO REQUIRE DEVELOPEMENT TO MEET AN ARBITERY THRESHOLD FOR USE OF RENEWABLES WITHOUT AN ADEQUATE ASSESSMENT OF AVAILABILITY AND THE ECONOMICS	Luton Hoo Estate [34]
Question 4	Yes.	New Conservation Society (Mr Gruff Edwards) [6]
Question 4	Yes.	Dacorum Borough Council (Mr David Gill) [8]

Question 4	Again, a comprehensive test	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 4	This should be encouraged, but not made mandatory	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 4	All new development should be required to meet high (needs definition) environmental standards of energy use and waste emission.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 4	Yes.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 4	We agree that you should seek low carbon energy schemes, but at least 20% should be sought in 20 years time. This should be incorporated in site agreements.	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 4	Yes & Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 4	Yes. We support Policy ENV8 of the draft RSS and would support a lowering of the threshold for on-site provision from developments of 50+ dwellings to the (now common in LDDs) 10 or more dwellings.	Countryside Agency (Mr Graham King) [62]
Question 4	All sites.	WWF (Mrs Hazel Johnson) [31]
Question 4	All new development should incorporate renewable energy schemes, and rainwater capture.	Chiltern Society (Mr Guy Patterson) [22]
Question 4	I agree that a energy schemes should be included in new development, but I don't think 10% is enough. These should be incorporated into all development sites along with efficiency measures to reduce the amount of energy being consumed.	Miss Kay Volger [86]
Question 4	Yes, but compliance is not costless!	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 4	Yes - where practicable and financially feasible	West Herts College (Mrs Lynda Price) [89]
Question 4	This objective is fully supported	Legal & General (Mr Jeremy Castle) [121]
Question 4	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 4	Of course. Sensitively sited wind energy; using biomass wood burning boilers, underground main water tanks	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 4	EP agrees that low carbon energy schemes should be sought and a target of at least 10% of energy requirements of new developments coming from renewable sources should be set. EP is supportive of the Borough's response to this agenda. EP suggests that the policy retains some flexibility for either on site generation and offsite generation to take account of different scenarios (for example in some cases medium or large wind farm near to a development is better than within compact urban form that may be constrained by a small site).	English Partnerships (Mr Mark White) [37]
Question 4	In principle, English Nature support the promotion of low carbon energy schemes, but English Nature would encourage the appropriate location of renewable energy. In our opinion, the strategic direction provided would need to take account of the following: (a) to work within the capacity of landscape/natural habitats of the area and its zone of influence, guided by Landscape Character Assessment (b) to take account of the cumulative impacts of the environment, including ancillary development/power lines (c) to have regard to design, scale, visual impact, inter-visibility, tranquility issues and impact upon designed landscapes (d) to ensure there is no adverse effect on the integrity of SSSIs or SACs. Development locations should be suitable and not compromise the conservation of environmental assets or unduly restrict the capacity to enhance significant environmental assets.	English Nature (Mr Neil Fuller) [128]

Question 4	While commendable in principle, the 10% requirement would appear somewhat arbitrary and may give rise to practical difficulties which could prohibit development that may otherwise be acceptable. The cost of undertaking an energy appraisal may be unjustified, relative to the benefits of compliance, particularly for small schemes.	CALA Homes (Mr Michael Emmett) [80]
Question 4	Yes agree and seek 10% requirements of ALL appropriate new developments.	Chilterns Conservation Board (Mr Colin White) [71]
Question 4	Yes, despite higher cost of renewable energy sources (solar panels, wind turbines) there should be a requirement to incorporate as much as possible in new builds.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 4	Although the principle of renewable energy is supported, it is essential that this does not place an unreasonable burden on developers, prejudicing the delivery of sites.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]
Question 4	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 4	The following wording is highlighted as an example of an on site policy. 'All non-residential or mixed use developments (new build, conversion, or renovation) above a threshold of 1,000m2 will be expected to provide at least 10% of their energy requirements from onsite renewable energy generation. All residential developments (new build, conversion, or renovation) of 10 or more units will be expected to provide at least 10% of their energy requirements from onsite renewable energy generation.'	The British Wind Energy Association (Miss Abigail Dodds) [77]
Question 4	Not an expert or have knowledge as to whether this is desirable or not.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 4	As with many parts of the Core Strategy these are words that are mostly meaningless unless the 'seek' is replaced with the method by which the aim is to be achieved.	Dr Victor Sorrocks [100]
Question 4	Yes, as a general aspiration in the plan although individual sites may vary in their ability to achieve 10% from renewable sources.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 4	Welcome bullet point 6. The historic environment is not confined to urban areas and historic landscape features should be recognised in point 9. We suggest the wording 'reserve natural and historic features'.	English Heritage (Ms Katherine Fletcher) [189]
Question 4	This strategy should be applied to all new development not just on specific sites and should include an appropriate threshold as expressed in policy ENV8.	EERA (Mr Ishaku Maitumbi) [164]
Question 4	This target may be difficult to achieve on all sites above the threshold of 1,000sqm or 50 dwellings. Consideration should be given to seeking to incorporate these requirements for specific development sites, such as larger sites in suitable locations where it is likely to be more appropriate and viable.	The Crown Estate [176]
Question 4	Developments should incorporate 10% renewable energy. Additional costs to developers could make some schemes unviable - should be considered on a site by site basis.	Fairview New Homes Ltd [190]

Question 4	It is essential that renewable energy is sufficiently addressed in LDFs. Whilst the east of England Plan does not contain specific renewable energy targets for local authorities it is important that the energy generation policy in Dacorum's LDF is in line with the findings of the Hertfordshire Renewable Energy Study and promotes the opportunities for embedded renewable energy and renewable energy generation in the County. Agree that the Core Strategy should encourage low carbon schemes and seek at least 10% requirements of new development from renewable sources. In developing preferred options, consideration will need to be given to appropriate dwelling thresholds for embedded renewable technology. The County Council is working to develop a set of policies which will provide a comprehensive framework for addressing renewable energy in Hertfordshire.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 4	Yes. RSS14 proposes this, this is overdue. Strengthen by having local/on site generation through microgenerators et. al. Not energy via transmission.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 5	Opportunities for wildlife should be included in all new development through appropriate landscaping, provision of bird nesting/bat boxes and use of green roofs.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 5	Recognition should be given to the benefits of securing environmental improvements through high quality development.	Hillstone Corporation [173]
Question 5	This should encompass all design, not just urban design.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 5	Yes in broad terms	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 5	This is a helpful list, which could be augmented with a requirement for development to maximise resource efficiency in use through design, orientation etc. We expect development plans to promote high quality development and assess proposals on the basis of are they good enough to approve? rather than are they bad enough to refuse? This can be done through setting policy criteria ranging over a wide spectrum of social, economic and environmental factors. Our definition of "high quality" incorporates not only aesthetic qualities but also development that is sustainably designed and constructed and benefits the local community. High quality development helps to create places that are pleasant to visit, live in and work in, bringing social, environmental and economic benefits to areas. The Agency has published a report Towards a "New Vernacular" which is available on our website at http://www.countryside.gov.uk/Publications/articles/Publication_tcm2-20983.asp	Countryside Agency (Mr Graham King) [62]
Question 5	Design to ensure accessibility of most frequently needed amenities by non-pollution transport modes.	New Conservation Society (Mr Gruff Edwards) [6]
Question 5	Yes, although I have concerns about the effect off street parking has on the water situation - hard standing areas have changed by the way the water moves in residential areas and in some cases exacerbates flooding problems.	Dacorum Borough Council (Mr David Gill) [8]
Question 5	A comprehensive list	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 5	I would like to see the emphasis on the creation of meaningful, functional and sustainable open spaces. I would also like to see the provision of appropriate on-street as well as off street car parking. I would also hope to include the recreational and amenity needs of the community in the second last element.	Dacorum Borough Council (Mr Peter Snow) [13]

Question 5	Much too general and piecemeal. The overall requirements of a settlement for employment residential and open space need to be considered. Design standards need to be illustrated by examples.	Chiltern Society (Mr Guy Patterson) [22]
Question 5	You talk about providing appropriate off road parking when you have just demolished garage blocks for additional housing.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 5	We agree with the qualities listed in B	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 5	Energy efficiency standards	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 5	Agreed.	WWF (Mrs Hazel Johnson) [31]
Question 5	Privacy enjoyable safe neighbourhoods to live in - connectivity to services and facilities.	CDA for HERTS (Mr Duncan Adams) [17]
Question 5	Final bullet point, we would recommend the addition of 'green corridors, green chains and local nature reserves'.	The National Trust (Mr Michael Stubbs) [75]
Question 5	Covers most ideas.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 5	yes, although flexibility is required in order not to preclude innovation in design	West Herts College (Mrs Lynda Price) [89]
Question 5	The urban design policy aims are fully supported. These would be strengthened by an additional point: - Achieving a compact urban form which maximises connectivity by public transport, walking and cycling to existing urban areas and nodes to activities such as District centres/schools/community facilities.	Legal & General (Mr Jeremy Castle) [121]
Question 5	CONTEXT IS AN IMPORTANT CONSIDERATION IN DESIGN BUT THIS SHOULD NOT PRECLUDE MODERN DESIGN APPROACHES AND THEREFORE SUPPORT SHOULD BE EXPRESSED FOR THIS	Luton Hoo Estate [34]
Question 5	Working wetlands in the urban landscape can help reduce localised flash flooding, and filter out the silt and toxic chemicals washing off roads and carparks - this will help the quality of River Gade and Bulbourne passing through the towns and villages. There could be room for children's allotments and small educational farms.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 5	Appropriate parking areas for long distance lorries should be considered to deflect the quantities of heavy trucks coming to Apsley looking for somewhere to park overnight. Infrastructure needs considering and building up of traffic due to high density building. High rise flats do not give people gardens - and important part of lifestyle.	Miss Anne Box [113]
Question 5	EP considers that the list of qualities is comprehensive and is supportive of the inclusion of a broad urban design policy. EP insist on the highest standards of design and devise and encourage innovative methods, for example, design codes and the enquiry by design process to masterplanning.	English Partnerships (Mr Mark White) [37]
Question 5	The policy should relate to 'building' design rather than 'urban' design - implies that design doesn't matter in rural areas.	Chilterns Conservation Board (Mr Colin White) [71]
Question 5	Rather too town based and do not let change occur in rural areas - but negative change will occur unless communities are supported by access to facilities etc.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]

Question 5	English Nature is broadly supportive of the principles suggested in B, however we offer the following advice: The final bullet point should list 'suitable' local species rather than 'common'. Whilst there is reference to specifics in other sections of the plan, English Nature recommends that the phrase 'take account of the local ecology' should be more explicit and be rephrased to 'conserve and enhance significant nature conservation assets, consistent with PPS9'. In addition to this, we believe a further bulletpoint should be added. 'Use of sustainable construction techniques to incorporate suitable habitat into development through the appropriate design of buildings, landscaping, sustainable drainage systems etc'.	English Nature (Mr Neil Fuller) [128]
Question 5	Yes	Miss Kay Volger [86]
Question 5	Consideration should be given to ensure that canal sites are not sanitised by over development.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 5	There should be an element around accessibility. Reducing crime is considered, but doesn't sustainability have to include ability for all to use?	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 5	Yes.	Dr Victor Sorrocks [100]
Question 5	Sustainable Drainage Systems should also be included in list B. Add a bullet point to read: "New development is expected to: make use of water conservation measure, make use of SuD's and avoid an increased risk of pollution." Bullet 5 does not specify what resources are being referred to.	Environment Agency (Miss Candice Beard) [91]
Question 5	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 5	In taking this strategy forward the Borough could incorporate some element of innovation i.e. encouraging the setting up of advisory panels on design and architectural competitions as expressed draft EoE Plan.	EERA (Mr Ishaku Maitumbi) [164]
Question 5	Supportive of all the principles set out.	The Crown Estate [176]
Question 5	The items listed under 'B' could be expanded upon. ie. include reference to Sustainable urban Drainage schemes and green roofs. However, the Core Strategy will not need to go into significant detail about the principles of design and urban design, but include an appropriate overarching policy with the necessary additional detail and guidance in an SPD.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 5	Preserving character includes taking account of densities. Extreme care should be exercised in providing guidance to developers especially regarding density and access to communal space, in particular where family dwellings are to be built.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 6	Option 2 preferred. Emery Planning proposes development on a site currently in the Green Belt at Tring. Tring is relatively self-contained in that it has all the necessary shops, services and facilities for its residents and it does not depend on Hemel Hempstead or surrounding settlements for education, health, shopping or leisure. Tring has scope for additional development on sustainability grounds.	Land Planning Group [87]
Question 6	Option 2 (for reasons given in answer to questions 1 and 2)	Tring Cycling Campaign (Mr John Boielle) [112]

Question 6	New residential development in the borough should be focused upon areas which are more sustainable in terms of access, facilities and servicing. Each potential site should be tested on its own merits to identify where development should be located, most development shall be focused on the broad urban area of Hemel Hempstead in the form of brownfield redevelopment and greenfield release in sustainable locations where required. This policy is emphasised in the draft issues and Options DPD, in the last line of text which recognises that the majority of housing development is to be located in and around Hemel Hempstead.	Apsley Development Limited (Mr John James) [108]
Question 6	Chosen option should ensure protection of wildlife sites, protected areas and protected species.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 6	Favour option 2.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 6	Our client considers that an appropriate approach to development would be to direct new development across the Borough in accordance with the existing settlement hierarchy (as set out in the Local Plan), but with an element of flexibility that does not preclude development of other centres, where opportunities may arise. A criteria based approach that follows the key test of PPS6 such as size, scale and 'need' for new retail development, can ensure that over development of certain areas does not lead to 'town-cramming' and does not detract from the vitality and viability of existing centres.	Wm Morrison Supermarkets plc [139]
Question 6		2 Boxmoor Trust (Mrs Jean Sniders) [154]
Question 6	Option 1 preferred.	Dacorum Borough Council (Mr David Gill) [8]
Question 6	I hope the strategy adopts option 2, as I see no reason for down-grading the role of areas outside Hemel Hempstead.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 6	Whilst development should be focused in the larger settlements, many are infilled to capacity. Some development could be focused on selected smaller villages in the green belt. Some areas could be considered that are not especially rural but are included in green belt. Classic examples are Bourne End and Rucklers Green. These are close to main roads and the railway and are of no architectural or historical merit, yet are included in green belt or rural area prohibiting further development. Such villages should be redesignated as "small village" and thus permit limited development.	Mr John Mole [35]
Question 6	Option 2. Restricting ownership/tenancies to locals occupied in local trade/industry.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 6	Whilst both options are acceptable, option 2 would allow services to be improved close to the communities served.	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 6	Option 2 is supported in that it reflects the need to address the future development and expansion needs of the three main settlements in the Borough, taking account of their relative size and function. Whilst Hemel Hempstead, as a former new town, is likely to accommodate a substantial amount of development, potential does exist at Berkhamsted for a sustainable urban extension to the South East, which could accommodate about 1,000 dwellings alongside substantial community facilities and recreational provision. Berkhamsted has a compact and vibrant town centre, the future viability and vitality of which would be supported by some additional growth at Berkhamsted, consistent with the approach to releasing modest urban extensions through the adopted Local Plan.	Legal & General (Mr Jeremy Castle) [121]
Question 6	The first option should be adopted, as further planned development in the small villages over and above that in the current plan would adversely affect their character.	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]

Question 6	It would be an urban tragedy if Hemel Hempstead's density was increased to the benefits of Berkhamsted and Tring.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 6		2 Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 6	We are not in a position to advise on preferred locations for future housing growth that cannot be accommodated on previously developed land. We would support a policy of urban concentration, with the proviso that sites within the urban areas were identified for development in a sensitive and logical manner, respecting both local character, biodiversity interest and the needs of the local community for access to greenspace. We urge that decisions on the location and form of new greenfield development should be taken in the light of Landscape Character Assessment. While much of the additional greenfield development will take the form of market town and urban extensions, there may also be a need for some limited development at village locations to meet identified local requirements. This should be based on an understanding of how settlement and groups of settlements in rural areas function, what their needs are, and what benefits development can bring. It is important to consider what development is needed to sustain the countryside as well as where it should go.	Countryside Agency (Mr Graham King) [62]
Question 6	No. 2 preferred.	WWF (Mrs Hazel Johnson) [31]
Question 6	Option 2 - but adequate open space must be designed into developments.	Chiltern Society (Mr Guy Patterson) [22]
Question 6	Option 2 preferred	CDA for HERTS (Mr Duncan Adams) [17]
Question 6	Option 2 subject to sustainability criteria.	The National Trust (Mr Michael Stubbs) [75]
Question 6	Option 1 is preferred. Hemel Hempstead has the potential capacity to accommodate further development both on its Brownfield and Greenfield sites within its urban area. It has good infrastructure links and was identified as a key sub-regional centre in the London Arc. An increase in the level of development in HH could be the step change needed to set up the town's economy for the next fifty years.	Stanhope plc [69]
Question 6	Support the option that concentrates the majority of development in Hemel	West Herts College (Mrs Lynda Price) [89]
Question 6	Option 1. Current developments in Berkhamsted have resulted in traffic problems and difficulties through no increase of social amenities being provided.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 6	HEMEL HAS THE SERVICES TO SUPPORT GROWTH BUT THIS SHOULD NOT BE RESTRICTED PURELY TO THE MAIN TOWN. OTHER SMALLER SETTLEMENTS WILL BENEFIT FROM DEVELOPMENT AND THEREFORE THE SETTLEMENT HIERARCHY SHOULD BE REASSESSED AND NOT REPLICATE THAT IN THE EXISTING LOCAL PLAN. SUPPORT POSSIBLE OPTION 1	Luton Hoo Estate [34]
Question 6	Option 2, because adding on developments in the villages will incur CAR use - Satellite, dormitories would rely on a non existent transport system. People will be sucked in to a 'grass' area and then drive to schools, supermarkets etc.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 6	Option 1 preferred	National Grid Property Ltd (Mr Peter Sheppard) [82]
Question 6	Development should be directed to Hemel Hempstead in the first instance, as the town is the main centre within Dacorum Borough. It is therefore at the top of the sequential hierarchy for the Borough, and is consequently where we consider growth should be concentrated.	Akzo Nobel Pension Scheme [124]
Question 6	Option 2 is more sustainable and is preferred.	CALA Homes (Mr Michael Emmett) [80]
Question 6	First option preferred.	Chilterns Conservation Board (Mr Colin White) [71]

Question 6	Option 2 but must include availability and range of services and facilities. It should be noted village services like junior schools and sewerage works are smaller scale than in towns and do not have the flexibility to adapt to increases in demand that bigger units can achieve.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 6	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservaiton assets of the Borough, alongside other environmental objectives (such as water resourde management). It is important tha the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 6	Options 1 is preferred, but both are acceptable	Miss Kay Volger [86]
Question 6	The Council should maintain its existing settlement hierarchy which directs development within the Borough towards Hemel Hempstead, Berkhamsted and Tring, with limited development accommodated in the Borough's other main settlements in order to meet its housing targets.	Banner Homes Limited [159]
Question 6	Option 2.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 6	Both acceptable.	Development Planning Partnership (Miss Saffron Gamer) [93]
Question 6	EP believes that the role of Hemel Hempstead as the main centre in the Borough should be enhanced and therefore wishes to support Option 1, promoting the majority of development at Hemel.	English Partnerships (Mr Mark White) [37]
Question 6	Option 2. Development in rural areas could lead to increased services to rural areas.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 6	Both acceptable.	Dr Victor Sorrocks [100]
Question 6	Not possible to select a preferred option until a Strategic Flood Risk Assessment is carried out for the Borough. We discourage development within the floodplain.	Environment Agency (Miss Candice Beard) [91]
Question 6	Development should be concentrated in and on the periphery of Hemel Hempstead since it is the most sustainable urban area in Dacorum District (Option 1).	Sellwood Planning (Mr R. M Sellwood) [56]
Question 6	Both options are broadly consistent with the draft EoE Plan. The Borough should ensure a balance between the need for housing, employment land and supporting services in close proximity with a view to reducing the need to travel and making efficient use of land.	EERA (Mr Ishaku Maitumbi) [164]
Question 6	New residential development in the borough should be focussed upon areas which are more sustainable in terms of access, facilities and servicing. Each potential site should be tested on its own merits to identify where development should be located. Most development shall be focussed on the broad urban area of Hemel Hempstead in the form of brownfield redevelopment and greenfield release in sustainable locations where required.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 6	Option 1 is preferred. The Crown Estate does not agree with the statement on page 17 that "there is little scope for expansion without coalescence with other settlements." The Crown Estate has set out the potential of its land to the west of the M1 at Hemel Hempstead and how this can be developed as a sustainable urban extension to the town. This needs to be considered in the Area Action Plan.	The Crown Estate [176]

Question 6	Although towns are generally better served by facilities and services than villages, it is difficult to commit to either strategy without a fuller assessment of settlement character and local need. The merits of development at particular settlements may partly be determined by ecological and landscape value for example.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 6	Option 1.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 6	Tring should accommodate more growth. There should be a Green Belt review similar to Hemel Hempstead. Site put forward is a proposal of land for housing and mixed use east of Tring - 53 ha.	Mr Clifford Selly [194]
Question 7	Option 2. It should also be remembered that some firms have left Buncefield and moved to Pitstone where Taylor Woodrow have sites and buildings ready for them, and for lots more houses. But the infrastructure at Pitstone affects Herts (e.g. use of Tring Station and same equifers	Tring Cycling Campaign (Mr John Boielle) [112]
Question 7	Where possible, a jobs/homes balance should be achieved at all scales across the Borough, while recognising the significance for the Borough of commuting to London.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 7	Option 2	Hilstone Corporation [173]
Question 7	Undecided	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 7	Option 1 supported.	Dacorum Borough Council (Mr David Gill) [8]
Question 7	Option 2	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 7	Again I hope the strategy adopts option 2 for the same reasons. In fact, there is a need for emphasising the redevelopment of some current employment areas, especially Bourne End Industrial Estate.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 7	Option 2	Chiltern Society (Mr Guy Patterson) [22]
Question 7	Option 1 with an improved road system and transport infrastructure.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 7		2 Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 7	Employment opportunities should be spread as homogeneously as possible to defocus traffic flows, paying due reference to environmental considerations when in proximity to housing.	Mr John Mole [35]
Question 7	No comment	Countryside Agency (Mr Graham King) [62]
Question 7	No. 1	WWF (Mrs Hazel Johnson) [31]
Question 7	We have no view on this.	The National Trust (Mr Michael Stubbs) [75]
Question 7	Option 1 is preferred. Three Cherry Trees Lane is most appropriate for designation as a key employment site, but flexibility must remain to consider other complementary uses. Maylands masterplan should direct development in this area and deliver a more sustainable and thriving area of the town.	Stanhope plc [69]
Question 7	Option 2.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 7	Support the option that favours Hemel as playing a key centre role.	West Herts College (Mrs Lynda Price) [89]
Question 7	Option 2 is supported in that it offers the best opportunity to balance homes and jobs in each of the three settlements, in accordance with its function and size. this will help to achieve a greater degree of self containment in terms of a worker/jobs balance in each settlement, so helping to reduce commuting levels within and outside the Borough. A strategy of concentrating all employment development in Hemel Hempstead represents an unbalanced approach which is likely to generate more commuting and worsen the dormitory status of Berkhamsted and to a lesser extent Tring	Legal & General (Mr Jeremy Castle) [121]

Question 7	Option 2.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 7	EP supports the principle of the key centre role of Hemel Hempstead expressed in Option 1. EP wishes to make it clear that the role of the Three Cherry Trees Lane site should be reviewed, and for Dacorum to consider whether an alternative location best meets the need for a strategic employment site in Hemel Hempstead. If the Three Cherry Trees Lane site is to be retained for employment, its restriction to specialised technological uses should be reviewed.	English Partnerships (Mr Mark White) [37]
Question 7	THE EMPLOYMENT LAND REVIEW AND RSS OUTCOME SHOULD INFLUENCE THE ESTIMATED FUTURE NEED FOR EMPLOYMENT GROWTH. ANY HOUSING GROWTH SHOULD BE EMPLOYMENT LED AT HEMEL AND HENCE ONCE THESE HAVE BEEN CALCULATED SOME EMPLOYMENT LAND MAY BE REQUIRED AT OTHER SETTLEMENTS, THEREFORE A REVIEW OF THE LOCAL PLAN ALLOCATIONS WILL BE REQUIRED.	Luton Hoo Estate [34]
Question 7	Option 2. Settlement must be viable with services employment and transport - possible in the major urban areas of Dacorum.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 7	Again I am not sure - but I think it most important that industry is kept to its own areas and not near houses - as Frogmore Road, which has made my life a misery. why not redevelop Frogmore Road - its an ideal place for houses - as it once was.	Miss Anne Box [113]
Question 7	Option 1 preferred	National Grid Property Ltd (Mr Peter Sheppard) [82]
Question 7	Option 2 is preferred on the basis that all the main settlements should provide employment opportunities. This should not mean retaining all employment sites however, it should permit redevelopment for other uses and allocate new sites as appropriate.	CALA Homes (Mr Michael Emett) [80]
Question 7	Second option preferred.	Chilterns Conservation Board (Mr Colin White) [71]
Question 7	Option 2 - To over promote Hemel is to exacerbate travelling to work and the concentration of traffic on one centre will make major problems for getting to work.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 7	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 7	option 1	Miss Kay Volger [86]
Question 7	Option 1.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 7	The second option is the more sustainable, since it recognises the identification of Hemel Hempstead as a key centre in the draft East of England Plan without turning its back on the sustainability of the other settlements.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 7	Option 2.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 7	Option 2.	Dr Victor Sorrocks [100]
Question 7	Support Option 1 to concentrate most employment in Hemel Hempstead since it is the most sustainable urban area in Dacorum District	Sellwood Planning (Mr R. M Sellwood) [56]

Question 7	The green belt has another function in the district which is to protect the character and setting of historic towns. This should be included in the first paragraph under issue 3, and inform the development of options.	English Heritage (Ms Katherine Fletcher) [189]
Question 7	Whichever option the Council takes forward it should ensure that a review of the existing employment sites is used to inform the preferred options so as to ensure the efficient use of sites.	EERA (Mr Ishaku Maitumbi) [164]
Question 7	Option 1. Important to ensure a balance of land uses to the east of Hemel Hempstead. Reference to uncertainties stemming from the Buncefield Oil Depot incident is overly negative as it does not necessarily apply to development of the whole site. Certain types of development can take place within the HSE Consultation Zone.	The Crown Estate [176]
Question 7	The two options are not mutually exclusive. There is a clear need to bolster the economic role of Hemel Hempstead: the town should have a key employment site (either Three Cherry Trees Lane or an alternative). However, promotion of Hemel Hempstead should not be at the expense of other settlements.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 7	Option 2: Strengthen jobs/home balance - hopefully reduce travel to work journeys.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 8	Option 1.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 8	Option 1. (but also developments in other counties must be remembered - e.g. Pitsone and MDA in Aylesbury since they "compete with Dacorum developments	Tring Cycling Campaign (Mr John Boiello) [112]
Question 8	Option 2 - although this is risky we do need to accept that green sites near towns are not crucial to wildlife or employment	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 8	Option 1 preferred.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 8	Option 1. It is the best way to preserve the Green Belt	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 8	Option 2 appears to offer the best opportunity to develop affordable housing, near to the health facilities	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 8	Option 1. Green Belt established boundaries should be kept. The converse is urban sprawl. The current proportion of town to country is what defines the character of Dacorum.	New Conservation Society (Mr Gruff Edwards) [6]
Question 8	Option 1 preferred.	Dacorum Borough Council (Mr David Gill) [8]
Question 8	I would not choose any of these options. The basis concept should be the planning of comprehensive and sustainable communities. If that means using Green Belt, that is a better choice than cramming people into urban spaces where they have no identity and add to existing strains on space and services.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 8	Option 2	Chiltern Society (Mr Guy Patterson) [22]
Question 8	Option 1.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 8	More likely to preserve quality of existing settlements	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 8	Option 3 but with severe reservations about housing on Three Cherry Trees and Lucas sites, as they are unsuitable from an environmental perspective, noise from motorway, loss of potential employment area, notwithstanding the outcome of the Buncefield enquiry and its comments on ground pollution and the provision of fuel distribution services.	Mr John Mole [35]
Question 8	Please see our response to Question 6 above	Countryside Agency (Mr Graham King) [62]
Question 8	No. 3. Infill should be used.	WWF (Mrs Hazel Johnson) [31]
Question 8	Option 2 then 3	CDA for HERTS (Mr Duncan Adams) [17]

Question 8	Option 3 is preferred. A significant level of housing development is needed to kick start the economy and act as a catalyst for regeneration. Opportunities are available to accommodate new development within the urban area of Hemel Hempstead using Brownfield and Greenfield sites where appropriate. The ex-Lucas site mentioned would be able to accommodate new housing, and would assist in regenerating this area of the town by providing local facilities for the employment areas as well as linking up with the existing Hayles park residential area in order to provide a sustainable community.	Stanhope plc [69]
Question 8	Option 3. Retaining the Green Belt.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 8	Support the option that maximises urban capacity within each of the settlements.	West Herts College (Mrs Lynda Price) [89]
Question 8	Option 2 is supported in that it represents a balanced approach, recognising the value of development within the urban area, whilst achieving the benefits that greenfield development can deliver. The Green Belt is under review in many areas in view of the need to identify sustainable locations for urban extensions, recognising that the Green Belt was established in an entirely different planning context. It is sensible that the Council should therefore review the Green Belt around the three main settlement in order to identify the potential for sustainable urban extensions.	Legal & General (Mr Jeremy Castle) [121]
Question 8	Option 1.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 8	EP is supportive of Options 2 and 3. Option 2 is consistent with our comments made in relation to Question 2 above, in supporting a balanced approach to bringing forward sites for development. Option 3 is also supported, in consistency with comments made regarding Question 7 above. The Three Cherry Trees Lane site should be considered for housing ahead of any consideration of Green Belt release.	English Partnerships (Mr Mark White) [37]
Question 8	OPTION 2 IS SUPPORTED. THERE MAY BE A NEED FOR GREENFIELD RELEASES WHERE BROWNFIELD IS NOT BEING DELIVERED IN A TIMELY MANNER, AND THIS MAY NOT REQUIRE GREENBELT RELEASES.	Luton Hoo Estate [34]
Question 8	Option 1. Major settlements only. why are Three Cherru Trees have or the Lucas Site considered 'green site?' Would consider for housing but not as close to Buncefield as before? Confusing!	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 8	Definitely NOT 2. Green Belt should be green - I remain opposed to the Manor Estate proposed development robbing people on my side of the canal of the only bit of green field we can see. Probably Option 3 - but also Option 1.	Miss Anne Box [113]
Question 8	Option 1 preferred	National Grid Property Ltd (Mr Peter Sheppard) [82]
Question 8	Option 1. On the grounds that this has more potential to deliver sustainable development solutions. Should Greenfield land be released for development, which must be accepted will need to occur, this should follow a sequential approach as set out in forthcoming Local Development Plan policy.	The National Trust (Mr Michael Stubbs) [75]
Question 8	None of the options are supported. Green belt losses should be permitted in order to facilitate development where necessary.	CALA Homes (Mr Michael Ernett) [80]

Question 8	Option 1 - To much countryside has already been lost to development already Greenfield sites even if in plan should still be a lost resort. Viability/sustainability of development must be proven. There should also be a policy which looks at the sense of building in "safe" places with a view to leaving a safety zone around hazardous sites like buncefield and not building on floodplains/water meadows.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 8	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 8	option 2. urban sites should be redeveloped, but one has to be mindfull of the fact the the urban areas are already crowded. Bringing in more residents is going to compound that. Urban redevelopment needs to carefully designed to mitigate anti social behaviour and increase urban biodiversity. Therefore greenfield sites need to be used to help disapate the influx of people.	Miss Kay Volger [86]
Question 8	Option 2. Mix of housing in different areas to bring balance to the borough.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 8	Option 2.	Dr Victor Sorrocks [100]
Question 8	Do not agree with any of these options. Additional Green Belt releases are likely to be needed for housing. Whatever the conclusion of the Buncefield Inquiry, there is likely to be consumer resistance to additional housing at Three Cherry Trees Lane and Breakspear Way. Option 4 should be additional Green Belt releases on the periphery of Hemel Hempstead.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 8	The options identified are too simplistic. A mix of options is likely to be necessary. Option 1 is not appropriate. Option 2 is more appropriate and would need to be combined with Option 3.	The Crown Estate [176]
Question 8	The Council should review its existing settlement boundaries to see where there are sites/areas of land which adjoin the settlement boundary, and which could importantly provide additional housing whilst maintaining the open character of the Green Belt.	Banner Homes Limited [159]
Question 8	There should be an option to release land for development in the Green Belt. The housing requirement in the draft East of England Plan in not finalised. the urban capacity suggested by the Council is not certain to be delivered. green Belt release to the north of Tring would not result in merging of towns and not create urban sprawl. Green Belt release would help ensure existing residents have a greater quality of life by having less urban development (intensification). Green belt sites may be more sustainable than urban sites and many not conflict with the (three) purposes of the Green Belt around London.	Land Planning Group [87]

Question 8	The preferred option will depend upon: 1. The housing level given in the East of England Plan; 2. the need to maintain a steady housing supply through out the Plan period; and 3. the relative performance of sites in relation to sustainability criteria. There could be an argument to bring greenfield land forward before previously developed land (if circumstances applying in para 31, PPG3: Housing exist). That could point to Option 2. As a general principle greenfield sites within the urban area should be prioritised before Green Belt (unless special circumstances can be demonstrated). However under the housing level act in the draft Regional Plan, Option 1 is preferred.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 8	Option 2: Availability of sites will help to hold down/reduce land cost - leading to lower build cost and greater affordability.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 9	No	Tring Cycling Campaign (Mr John Boielle) [112]
Question 9	Not supported	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 9	Limited housing in rural areas is one way of ensuring that these communities remain viable and sustainable.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]
Question 9	Yes but with very sensitive qualifications - eg. retain corridors and keep traffic to minimum	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 9	Affordable housing only - should be local authority for rent without the option of selling which totally defeats the object of meeting local needs, just adds to development attracting from outside.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 9	Yes, where the local needs are paramount.	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 9	No.	New Conservation Society (Mr Gruff Edwards) [6]
Question 9	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 9	Only for affordable housing to meet local community needs	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 9	See Question 8.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 9	Not without an overall plan agreed by the Local Parish Council	Chiltern Society (Mr Guy Patterson) [22]
Question 9	No. We want to keep Hemel Hempstead as a town we can continue to be proud of - not a jungle with future consequences.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 9	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 9	Please see our response to Question 6 above	Countryside Agency (Mr Graham King) [62]
Question 9	Yes, but limited.	WWF (Mrs Hazel Johnson) [31]
Question 9	Yes, provided there is an identified need and development meets that need.	CDA for HERTS (Mr Duncan Adams) [17]
Question 9	Yes. e.g. redevelopment of redundant farm buildings, done with care.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 9	No	West Herts College (Mrs Lynda Price) [89]
Question 9	No comment	Legal & General (Mr Jeremy Castle) [121]
Question 9	Only to satisfy local needs.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 9	YES, LIMITED DEVELOPMENT OPPORTUNITIES SHOULD BE IDENTIFIED ADJACENT TO ESTABLISHED SETTLEMENTS, OUTSIDE OF THE GREENBELT.	Luton Hoo Estate [34]
Question 9	Possibly, provided it is sensitively done and doesn't spoil rural charm of existing hamlets or villages, or add to congestion on roads.	Miss Anne Box [113]

Question 9	The draft objectives set out in the 'Vision and Objectives' chapter of the Core Strategy Issues and Options paper include focussing development in existing urban centres, ensuring the efficient use of urban land, and using previously developed land for new development first. Utilising areas of open countryside for development would therefore be contrary to these objectives. The clear preference should be on maximising the re-use of previously developed land or buildings within the urban areas.	Akzo Nobel Pension Scheme [124]
Question 9	Yes, again subject to a series of detailed development control criteria dealing with impact.	The National Trust (Mr Michael Stubbs) [75]
Question 9	Generally, development should be directed to the main settlements, and should only be permitted in the rural areas in exceptional circumstances.	CALA Homes (Mr Michael Ernett) [80]
Question 9	Option 1 preferred.	Chilterns Conservation Board (Mr Colin White) [71]
Question 9	No. - Only as a last resort and to meet proved local need for affordable or essential worker housing. There should be no such developments included in the plans (e.g. by the government inspector) except after there has been an opportunity for local residents to view the plan, comment and appeal.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 9	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 9	No	Miss Kay Volger [86]
Question 9	No.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 9	Possibly if you are going to provide the right infrastructure to support it.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 9	Yes.	Dr Victor Sorrocks [100]
Question 9	The priority for rural settlements should be the provision of affordable housing to meet identified local need and the creation of employment opportunities to maintain rural communities and reduce travel.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 9	No, generally this would not lead to sustainable pattern of development	Sellwood Planning (Mr R. M Sellwood) [56]
Question 9	This is consistent with policies SS9 and SS7, provided that impact on the need to travel is considered.	EERA (Mr Ishaku Maitumbi) [164]
Question 9	The landscape character of the countryside should be protected from 'urbanisation'. The planning system should be sensitive to the needs and viability of local communities. That could entail supporting local businesses and assisting the viability of farming enterprises through use of redundant buildings. Golf courses are urban features, while the management of Ashridge, Tring Park and Boxmoor Trust land provide recreational opportunities and retain the essential character of the countryside.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 9	Regrettably, yes. But following careful appraisal of sites within settlements.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 10	In Order A, B, C, D	Tring Cycling Campaign (Mr John Boielle) [112]
Question 10	In Order D, C, B, A	Apsley Development Limited (Mr John James) [108]
Question 10	Highest suggested level of development by objectors to the regional plan.	Hilstone Corporation [173]

Question 10	Differing view on this but any development must be based on local needs not attracting more people in	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 10	Option A most preferred. Other options received no votes.	New Conservation Society (Mr Gruff Edwards) [6]
Question 10	In Order A,B,C,D	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 10	1 - Based on RSS14 proposal level 2 - Urban capacity plus identified greenfield sites	Chiltern Society (Mr Guy Patterson) [22]
Question 10	In order of preference: A, B, C, D.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 10	A	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 10	The suggested level of housing provision in the draft RSS14 is considered to be too low. It is suggested that the overall level of housing increase should be +10000 for the Borough. There is sufficient environmental capacity within Dacorum's existing urban areas and on the Hemel Hempstead fringe.	Vincent & Goring (Mr Richard Parsons) [15]
Question 10	No comment	Countryside Agency (Mr Graham King) [62]
Question 10	In order of preference: A, B, C, D.	WWF (Mrs Hazel Johnson) [31]
Question 10	B,A & C. D	CDA for HERTS (Mr Duncan Adams) [17]
Question 10	D - Highest suggested level of development by objectors to the regional plan (10,000) C - level proposed in original version of RSS14 (8,200) B - Urban capacity plus identified Greenfield sites (7,100) A - Based on RSS14 proposed level (6,300)	Stanhope plc [69]
Question 10	B,C,A,D	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 10	Order of preference: A, B, C, D.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 10	Preferred options D-A. Highest growth scenario preferred.	West Herts College (Mrs Lynda Price) [89]
Question 10	D, B, C, A	Legal & General (Mr Jeremy Castle) [121]
Question 10	Please list the options in the table (see summary paper) in order of preference from 1-4. (1 denotes the most preferred). A Based on RSS14 proposed level B Urban capacity plus identified greenfield sites C Level proposed in original version of the RSS14 D Highest suggested level of development by objectors to the regional plan	English Partnerships (Mr Mark White) [37]
Question 10	1 - D 2 - C 3 - B 4 - A	Luton Hoo Estate [34]
Question 10	A,B,C,D	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 10	In order A, B, C, D	Miss Anne Box [113]

Question 10	A and B We note that RSS14 proposes 6,300 dwellings to 2021. Notwithstanding the fact that Local Development Frameworks are required to be in general conformity with emerging RSSs, the Dacorum Urban Capacity Study identifies potential for 5,994 dwellings within the urban areas of the Borough (i.e. without greenfield allocations). We consider that any shortfall in meeting the RSS14 requirement should be met through maximising previously developed sites in urban locations; we do not think the focus should be on greenfield releases. To concentrate new residential development within existing centres would be consistent with the guidance in PPG3 that seeks to make the most efficient use of previously developed land.	Akzo Nobel Pension Scheme [124]
Question 10	D C B A on the basis that housing supply must be increased substantially to meet demand (the 'step change' in provision referred to in the Barker report).	CALA Homes (Mr Michael Emett) [80]
Question 10	Order of preference: A, B, C, D.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 10	Order preference: A, B, C, D.	Chilterns Conservation Board (Mr Colin White) [71]
Question 10	In Order A, B, C, D	Markyate Parish Council (Mrs Jennifer Bismire) [152]
Question 10	English Nature is not opposed to the principal of housing development within the Borough, as directed by the Regional Spatial Strategy. However, we should advise that the outcomes of the RSS Inquiry are still not known and it has not been clearly demonstrated that the proposed housing figures within the RSS for the region can be achieved consistent with sustainable development principles (e.g. without compromising environmental assets). On this basis English Nature has scored the lowest housing number as most preferred, with the caveat that should the figures be amended at the RSS level, English Nature would expect Dacorum Borough Council to appraise their figures, against sustainability criteria.	English Nature (Mr Neil Fuller) [128]
Question 10	Answer: A.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 10	Order of preference: B, A, D, C.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]
Question 10	Order of preference: A, B, C, D.	Dr Victor Sorrocks [100]
Question 10	Order of preference: A, B, C, D.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 10	Locations of new development cannot be decided until a SFRA has been undertaken.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]
Question 10	C This is a pointless question since the LDF will have to adopt whatever level of housing is in the approved RSS. It is misleading to suggest the LDF process can influence this.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 10	Scenario A conforms to the draft EoE Plan. If the EiP Panel was minded to accept the latest urban capacity position given at the EiP, then scenario B would be acceptable. Scenarios C and D would not conform to the draft EoE Plan.	EERA (Mr Ishaku Maitumbi) [164]
Question 10	Order of preference: D, C, B, A.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 10	It is the RSS that sets the level of development for the Borough. Therefore, it is not considered appropriate to put the options in order of preference. Recognition that a Green Belt review may be needed if the regional housing target for Dacorum increases beyond 7,100 dwellings.	The Crown Estate [176]
Question 10	The Council should work to the suggested level of development proposed in Scenario D.	Banner Homes Limited [159]

Question 10	The requirement will be established in the East of England Plan. Notwithstanding, a preference is given for the highest level of housing. Priority: D, C, B, A.	Land Planning Group [87]
Question 10	There is a need to achieve a balance between providing sufficient levels of housing and preserving the environment and existing settlement character. The Country Councils preferred option is for 7,100 dwellings (scenario B) There remains little logic for option A The figure proposed in Option C is meaningless and has no technical justification Option D is inappropriate at this stage as it would be at odds with the RSS strategy for the Borough and the majority of Hertfordshire outside specified growth locations - meeting housing needs within urban areas and limited to already identified greenfield peripheral development. Were the RSS process to identify Hemel Hempstead as a location for housing growth above this level, then clearly this option D would become the preferred option.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 10	Order of preference: C, B, A, D.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 11	No - Because this means less facilities are available in other settlements, and people are forced to travel from them to Hemel to use such facilities.	Tring Cycling Campaign (Mr John Boielle) [112]
Question 11	Hemel Hempstead should be the main focus for accommodating housing growth. Sites should be selected within and adjacent to the settlement based on the application of the sequential test.	Apsley Development Limited (Mr John James) [108]
Question 11	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 11	Yes, in order to encourage the regeneration of Hemel Hempstead.	Development Planning Partnership (Miss Saffron Gamer) [93]
Question 11	In line with government policy all opportunities to increase the amount of housing through redevelopment of previously developed sites should be explored fully.	Hillstone Corporation [173]
Question 11	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 11	yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 11	I am sure it is correct to focus development on Hemel Hempstead, with appropriate urban development as identified. However, I would hope that serious consideration is given to the creation of integrated communities.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 11	Yes	Chiltem Society (Mr Guy Patterson) [22]
Question 11	No. Give other areas the scope to develop - they have adequate areas.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 11	We agree	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 11	Please see our response to Question 6 above	Countryside Agency (Mr Graham King) [62]
Question 11	Should be in brownfield sites wherever they are.	WWF (Mrs Hazel Johnson) [31]
Question 11	Yes	CDA for HERTS (Mr Duncan Adams) [17]
Question 11	Hemel Hempstead should remain the focus for housing growth as it has the greatest range of facilities and is also the centre for employment in the area.	Stanhope plc [69]
Question 11	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 11	Yes	West Herts College (Mrs Lynda Price) [89]

Question 11	Hemel Hempstead should not be the main focus for accommodating housing growth, as a more balanced strategy recognising the potential at Berkhamsted would offer more benefits to the Borough and the residents of each town. Whilst more growth could be accommodated at Hemel Hempstead, there is potential at Berkhamsted for a sustainable urban extension to the south east of the town delivering significant planning gain.	Legal & General (Mr Jeremy Castle) [121]
Question 11	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 11	EP is in agreement with this statement	English Partnerships (Mr Mark White) [37]
Question 11	HEMEL SHOULD REMAIN THE MAIN FOCUS FOR HOUSING BUT WITH OPPORTUNITIES IDENTIFIED IN AND ADJACENT TO THE VILLAGES	Luton Hoo Estate [34]
Question 11	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 11	Probably, yes.	Miss Anne Box [113]
Question 11	Yes	National Grid Property Ltd (Mr Peter Sheppard) [82]
Question 11	As the main urban centre within Dacorum Borough, we consider that Hemel Hempstead should be the main focus for housing growth over the period to 2021, in line with the sequential approach to identifying housing sites outlined in PPG3.	Akzo Nobel Pension Scheme [124]
Question 11	Yes, although it must be accepted that some, more limited, growth will take place at smaller settlements.	The National Trust (Mr Michael Stubbs) [75]
Question 11	Yes, but not at the expense of sacrificing the character of the settlement by excessive 'town cramming' or the development of inappropriate sites such as Breakspear Way.	CALA Homes (Mr Michael Emmett) [80]
Question 11	Yes.	Chilterns Conservation Board (Mr Colin White) [71]
Question 11	Yes	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 11	If a mix of usage is envisaged do older people want to live on an industrial site, access to town may be difficult.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 11	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 11	Yes.	Dr Victor Sorrocks [100]
Question 11	Hemel Hempstead should be the main focus for growth, with the proviso that this should not be at the expense of extending the urban area of the town.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 11	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 11	Hemel Hempstead should be the main focus for accommodating housing growth. Sites should be selected within and adjacent to the settlement based on the application of the sequential test.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 11	This approach is appropriate.	The Crown Estate [176]
Question 11	Hemel Hempstead should not be promoted at the exclusion of other sustainable settlements in the district. Housing should be focused on the main settlements of Hemel Hempstead, Berkhamsted, Tring, Markyate, Bovingdon and Kings Langley.	Banner Homes Limited [159]

Question 11	The urban capacity estimate is challenged. The actual number is likely to be unachievable due to problems such as land ownership and contamination constraints. The majority would come forward as windfall development sites and not through their allocations as Proposal Sites due to their size. Draft PPS3: Housing changes the methodology behind the deliverability of housing land. The Council should only take sites in the urban capacity study forward which are available, suitable and viable. Only sites which can be allocated and which are developable within five years of adoption of the Site Allocations DPD should be accounted for in the housing supply. In addition, existing greenfield commitments should be required reviewed against all other possible urban extensions so that the most sustainable locations can be allocated for residential development in the LDF. Further greenfield urban extensions to the key settlements in Dacorum, including Tring, will be needed. Hemel Hempstead should be the principal settlement for accommodating growth because it has the greatest scope for urban development and access to the greater range of facilities.	Land Planning Group [87]
Question 11	The identification of Hemel Hempstead as the main focus for growth is supports. It complies with government objectives to prioritise development on previously developed land and encourage growth in locations with access to facilities and public transport.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 11	Yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 12	Yes. The "Tring Rural" area has virtually no facilities (for example)	Tring Cycling Campaign (Mr John Boielle) [112]
Question 12	Hemel Hempstead is capable of providing sustainable growth for the whole of the borough. The level of facilities and services available, and the wide range of transport choices emphasise that Hemel Hempstead is the most sustainable location in the District. As a result only very limited growth may be required elsewhere.	Apsley Development Limited (Mr John James) [108]
Question 12	Yes.	Development Planning Partnership (Miss Saffron Garner) [93]
Question 12	Generally, we accept the distribution of the remaining housing throughout the District to support existing facilities.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 12	Yes but to accommodate local offspring and retain close families	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 12	No a greater proportion should be in Hemel Hempstead	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 12	Remaining growth is likely to be fairly small and would be distributed to Tring and the other rural settlements in order to accommodate local needs	Legal & General (Mr Jeremy Castle) [121]
Question 12	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 12	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 12	Yes.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 12	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 12	Please see our response to Question 6 above	Countryside Agency (Mr Graham King) [62]
Question 12	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 12	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 12	Yes - see answer to Q.9.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 12	Yes	West Herts College (Mrs Lynda Price) [89]
Question 12	Yes	West Herts College (Mrs Lynda Price) [89]
Question 12	YES, THE REMAINING GROWTH SHOULD BE CAREFULLY PLANNED FOR THE REMAINDER OF THE DISTRICT	Luton Hoo Estate [34]

Question 12	Yes but protection of the Green Belt is of importance.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 12	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 12	Yes	Miss Anne Box [113]
Question 12	No, it should be distributed to the second tier towns of Berkhamsted and Tring.	CALA Homes (Mr Michael Emnett) [80]
Question 12	Yes, provided that sites are not identified within the Chilterns AONB.	Chilterns Conservation Board (Mr Colin White) [71]
Question 12	No - Villages such as Markyate are already densely populated and have had/having several developments over the last few years. Villages do not have the capacity to expand the essential services required by further housing. There will come the stage where major expansion of sewer & sewage works. Changing school to class entry will be required but the take-up will not be immediate so the school will have 2 small entry classes, and by current rates - not be adequately funded for teachers etc.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 12	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 12	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 12	No.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 12	Yes.	Dr Victor Sorrocks [100]
Question 12	The small residual provision should be directed to those settlements which have the best sustainable credentials.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 12	Hemel Hempstead is capable of providing sustainable growth for the whole of the borough. The level of facilities and services available, and the wide range of transport choices emphasise that Hemel Hempstead is the most sustainable location in the District. As a result only very limited growth may be required elsewhere.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 12	Rural areas should see development to meet local needs and this should be focused on the main rural service centres and those areas with good public transport links.	The Crown Estate [176]
Question 12	Yes. In particular, Tring is identified as one of the key settlements in the Borough. It should have a proportionate level of development to 2021 to maintain its vitality.	Land Planning Group [87]
Question 12	How development should be distributed between the Borough's other main settlements should be based on meeting their needs and aspirations, rather than some more arbitrary approach based on size/population. The same applies to rural areas where some development can contribute to a sustainable pattern of development. Limited rural development to meet local housing need and enable the expansion of existing facilities is important. Therefore the County Council would support the designation of certain villages which are deemed able (following assessment) to support limited development.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 12	Yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 13	In Order 1. Greenfield sites within Hemel Hempstead 2. More housing at higher densities in Hemel Hempstead 3. Greenfield sites on the edge of existing settlements. 4. High densities in residential neighbourhoods (ie. above 50 dwellings per hectare.	Apsley Development Limited (Mr John James) [108]

Question 13	More housing at higher densities in Hemel Hempstead town centres	Development Planning Partnership (Miss Saffron Gamer) [93]
Question 13	Order of preference: 1, 4, 2, 3.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 13	more housing at higher densities in Hemel Hempstead town centre	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 13	The first option was most preferred. Other options were not voted for.	New Conservation Society (Mr Gruff Edwards) [6]
Question 13	Please see our response to Question 6 above	Countryside Agency (Mr Graham King) [62]
Question 13	More housing at higher densities in Hemel Hempstead town centre	Akzo Nobel Pension Scheme [124]
Question 13	In Order 1..More housing at higher densities in Hemel Hempstead town centre 2. Higher densities in residential neighbourhoods (ie. above 50 dwellings per hectare) 3. Greenfield sites with Hemel Hempstead 4. Greenfield sites on the edge of existing settlements	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 13	Higher densities in residential neighbourhoods (ie. above 50 dwellings per hectare)	Chiltern Society (Mr Guy Patterson) [22]
Question 13	In order of preference: D, C, A, B.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 13	In order 1. Higher densities in residential neighbourhoods (ie. above 50 dwellings per hectare. 2. More housing at higher densities in Hemel Hempstead town centre. 3. Greenfield sites within Hemel Hempstead 4. Greenfield sites on the edge of existing settlements.	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 13	Greenfield sites on the edge of existing settlements.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 13	Points in order of preference: 2, 4, 3, 1.	WWF (Mrs Hazel Johnson) [31]
Question 13	In order 1. Greenfield sites within Hemel Hempstead 2. More housing at higher densities in Hemel Hempstead 3. Greenfield sites on the edge of existing settlements 4. Higher densities in residential neighbourhoods (ie. above 50 dwellings per hectare)	CDA for HERTS (Mr Duncan Adams) [17]
Question 13	if priority order 1. Greenfield sites within Hemel Hempstead 2. Higher densities in residential neighbourhoods (ie. above 50 dwellings per hectare) 3. Greenfield sites on edge of existing settlements 4. More housing at higher densities in Hemel Hempstead	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 13	Order of preference: A, C, D, B.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 13	Higher density in Hemel town centre preferred	West Herts College (Mrs Lynda Price) [89]
Question 13	Employment sites where the need has ceased to exist should be considered before the further release of greenfield sites.	Miss Zoe Harbard [83]
Question 13	In Order 1. Greenfields sites on the edge of existing settlements? 2. More housing at higher densities in Hemel Hempstead town centre 3. Greenfield sites within Hemel Hempstead 4. Higher densities in residential neighbourhoods (ie. above 50 dwellings per hectare)	Legal & General (Mr Jeremy Castle) [121]

Question 13	1 - 3 2 - 2 3 - 1 4 - 4	Luton Hoo Estate [34]
Question 13	Order of preference: A, D, B, C.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 13		English Partnerships (Mr Mark White) [37]
Question 13	1. More housing at higher densities in Hemel Hempstead town centre. 2. Higher densities in residential neighbourhoods (i.e. above 50 dwellings per hectare) 3. Greenfield sites with Hemel Hempstead, would depend on which? Not the original planned openspaces. 4. Greenfield sites on the edge of existing settlements.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 13	In priority order Hemel Hempstead Berkhamsted Tring Spread around different settlements Other settlements outside the Green Belt	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 13	In order 1. More housing at higher densities in Hemel Hempstead? 2. Greenfield sites within Hemel Hempstead? 3. Greenfield sites on the edge of existing settlements? 4. Higher densities in residential neighbourhoods i.e. above 50 dwellings per hectare.	Miss Anne Box [113]
Question 13	1,4,2 and 3 in priority order	National Grid Property Ltd (Mr Peter Sheppard) [82]
Question 13	Option 3 is preferred on the basis that adequate housing provision should be made at Tring, followed by options 1 and 2. Option 4 is considered inappropriate.	CALA Homes (Mr Michael Emmett) [80]
Question 13	Order of preference: A, D, B, C.	Chilterns Conservation Board (Mr Colin White) [71]
Question 13	In Order 1. More housing at higher densities in Hemel Hempstead 2. Greenfield sites within Hemel Hempstead 3. Greenfield sites on the edge of existing settlements 4. High densities in residential neighbourhoods (i.e. above 50 dwellings per hectare) But higher density housing can bring problems of nuisance youths, petty crime etc.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 13	Answer: A.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 13	Order of priority: B, A, C, D.	Dr Victor Sorrocks [100]
Question 13	Order of preference: A, D, B, C.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 13	In order 1. Higher densities in residential neighbourhoods (ie. above 50 dwellings per hectare. 2. More housing at higher densities in Hemel Hempstead town centre 3. Greenfield sites within Hemel Hempstead 4. Greenfield sites on the edge of existing settlements.	Tring Cycling Campaign (Mr John Boiella) [112]
Question 13	Greenfield sites on the edge of existing settlements	Sellwood Planning (Mr R. M Sellwood) [56]
Question 13	Order of preference: B, A, C, D.	Beechwood Homes Ltd. (Mr Robert Parker) [175]

Question 13	Higher densities in Hemel Hempstead are appropriate. The Crown Estate does not consider it appropriate to list these options in priority as it is unlikely that a single option would be appropriate.	The Crown Estate [176]
Question 13	Greenfield sites on the edge of the main existing settlements where there will be scope to provide a range of dwelling types as well as affordable housing. Brownfield sites often produce little variety in dwelling types or affordable housing.	Banner Homes Limited [159]
Question 13	Option 3 is favoured. Further developments at higher densities on greenfield sites within settlements will result in densely populated area, impacting on the quality of life of residents (e.g. through additional traffic generation).	Land Planning Group [87]
Question 13	Depending on the scale of any increase in the Borough's housing requirements, it is likely that a combination of enhanced previously developed land (pdl) provision, along with peripheral greenfield development would be necessary at Hemel Hempstead. These however are not identified as specific options. The County Council would want to see priority given to development on previously developed land within settlements and including higher densities at appropriate locations where it would not be detrimental to the urban character. Clear priority should be given to central locations (option 1). Option 4 - the County Council would wish to see higher densities at all locations, including residential neighbourhoods where this would be sensitive to urban character. In settlements other than Hemel Hempstead the extend to which pdl and greenfield settlements would be appropriate will be dependent upon their own individual needs and the outcome of sustainability appraisal (SA) and strategic environmental assessment (SEA) processes. The consultation document provides no intelligence on these matters. All four options, and others, will have their merits. The appropriate mix will be dependent upon the overall scale of development and the needs, aspirations and opportunities of individual settlements	Hertfordshire County Council (Ms Laura Langley) [133]
Question 13	Order of preference: C, A, D, B.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 14	In Order Hemel Hempstead Berkhamsted Tring Other settlements outside the Green Belt Spread around different settlements	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 14	Order of preference: Hemel Hempstead, Tring, Berkhamsted, other settlements outside the Green Belt and lastly spread around different settlements.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 14	Hemel Hempstead and Berkhamsted	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 14	In order of preference: E, D, C, B, A.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 14	1 - OTHER SETTLEMENTS OUTSIDE THE GREENBELT 2 - SPREAD AROUND DIFFERENT SETTLEMENTS 3 - HEMEL 4/5 - BERKHAMSTEAD/TRING	LUTON HOO ESTATE [34]

Question 14	In Order Berkhamsted Hemel Hempstead Tring Other settlements outside the Green Belt Spread around different settlements	Legal & General (Mr Jeremy Castle) [121]
Question 14	In Order Hemel Hempstead Berkhamsted Tring Other settlements outside the Green Belt Spread around different settlements	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 14	Other settlements outside the Green Belt	Chiltern Society (Mr Guy Patterson) [22]
Question 14	In order Other settlements outside the Green Belt Spread around different settlements Hemel Hempstead Berkhamsted Tring	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 14	Hemel Hempstead	Dacorum Borough Council (Mr Peter Snow) [13]
Question 14	Please see our response to Question 6 above	Countryside Agency (Mr Graham King) [62]
Question 14	Points in order of preference: 5, 4, 2, 3, 1.	WWF (Mrs Hazel Johnson) [31]
Question 14	In Order: Hemel Hempstead Berkhamsted Tring	CDA for HERTS (Mr Duncan Adams) [17]
Question 14	In priority order Hemel Hempstead Other settlements outside the Green Belt Spread around different settlements Berkhamsted Tring	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 14	Order of preference: E, D, A, B, C.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 14	Hemel and then order as listed in question	West Herts College (Mrs Lynda Price) [89]
Question 14	Order of preference: A, E, D, B, C.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 14	Hemel Hempstead	Apsley Development Limited (Mr John James) [108]
Question 14	1. Other settlements outside the Green Belt 2. Spread around different settlements 3. Hemel Hempstead 4. Tring 5. Berkhamsted	Miss Anne Box [113]
Question 14	1 Tring, 2 Hemel Hempstead, 3 Berkhamsted.	CALA Homes (Mr Michael Emmett) [80]
Question 14	Order of preference: E, A, B, C, D.	Age Concern Dacorum (Ms. Caroline Player) [68]

Question 14	Order of preference: A, D, E, B, C. Response made on the basis that sites would not be identified within the Chilterns AONB.	Chilterns Conservation Board (Mr Colin White) [71]
Question 14	Hemel Hempstead 1 Berkhamsted 2 Tring 3 Green Fields around 4 and the last one 5	Miss Kay Volger [86]
Question 14	If Greenfield extensions are needed, they should only take place once there has been full and proper comparison against other urban open land and urban Greenfield locations to consider their sustainability credentials and to ensure there is a logical, transparent and sequential approach to the identification of sites.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 14	EP believe that as the main centre in the Borough, the preferred location for further greenfield extensions should be at Hemel Hempstead. EP would not wish to comment further on the suitability of other settlements.	English Partnerships (Mr Mark White) [37]
Question 14	Answer: E.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 14	Order of preference: A, B, C, D, E.	Dr Victor Sorrocks [100]
Question 14	In order Spread around different settlements Other settlements outside the Green Belt Tring Berkhamsted Hemel Hempstead	Tring Cycling Campaign (Mr John Boielle) [112]
Question 14	Hemel Hempstead	Sellwood Planning (Mr R. M Sellwood) [56]
Question 14	Preference: Hemel Hempstead.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 14	Hemel Hempstead should be the priority. It is a much more sustainable option to focus greenfield extensions in one location, such as to the east of Hemel Hempstead. The Crown Estate objects to the reference in the text on page 25 that 'at least some of the greenfield sites identified in the Local Plan will need to come forward to ensure housing supply'. These are identified sites, several of which are ready to come forward for development now and should not be held back in anticipation of some brownfield sites coming forward.	The Crown Estate [176]
Question 14	1. Berkhamsted. 2. Other settlements outside the Green Belt.	Banner Homes Limited [159]
Question 14	Tring is the priority, being a more self-contained settlement than the other towns.	Land Planning Group [87]
Question 14	Option 1 Hemel Hempstead will most likely be targeted by the RSS. The appropriate of greenfield development around other settlements will be dependent upon their own individual needs and the outcome of sustainability appraisal (SA) and strategic environmental assessment (SEA) processes. The consultation document provides no intelligence on these matters.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 14	Order of preference: A, E, C, D, B.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 15	No	Hillstone Corporation [173]
Question 15	now	Boxmoor Trust (Mrs Jean Sniders) [154]

Question 15	in the longer term also as earlier comment, need a safety zone between hazardous industry and housing quite apart from unlikely desire for people to live in an industrial zone.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 15	Answer B: In the longer term.	Dacorum Borough Council (Mr David Gill) [8]
Question 15	RECONSIDERED IN THE FUTURE IF EMPLOYMENT IS NOT PROVIDED TIMELY	Luton Hoo Estate [34]
Question 15	in the longer term	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 15	The site at Three Cherry Trees Lane site at Breakspear Way should not be considered for residential development.	Chiltern Society (Mr Guy Patterson) [22]
Question 15	Answer: B.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 15	now	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 15	No comment	Countryside Agency (Mr Graham King) [62]
Question 15	Answer: A.	WWF (Mrs Hazel Johnson) [31]
Question 15	Now	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 15	Answer: B.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 15	in the longer term	Legal & General (Mr Jeremy Castle) [121]
Question 15	EP consider that the sites at Three Cherry Trees Lane and Breakspear Way should be considered for residential development: a) now EP believe that these sites should be looked at now, in order to consider their role within the Core Strategy, and the issues that may need to be discussed in preparing an Area Action Plan.	English Partnerships (Mr Mark White) [37]
Question 15	Now	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 15	No to a) and no to b)	National Grid Property Ltd (Mr Peter Sheppard) [82]
Question 15	No, it is considered that these sites are required for their currently planned uses. Provision for residential development should be made elsewhere.	CALA Homes (Mr Michael Emett) [80]
Question 15	in the longer term	Akzo Nobel Pension Scheme [124]
Question 15	now	CDA for HERTS (Mr Duncan Adams) [17]
Question 15	No	Miss Kay Volger [86]
Question 15	No	West Herts College (Mrs Lynda Price) [89]
Question 15	Answer: B.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 15	Answer: B.	Dr Victor Sorrocks [100]
Question 15	Answer: A.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 15	in the longer term	Tring Cycling Campaign (Mr John Boiella) [112]
Question 15	Never	Sellwood Planning (Mr R. M Sellwood) [56]
Question 15	The site at Three Cherry Trees Lane has potential for residential development, and this should be considered now.	The Crown Estate [176]

Question 15	If the housing allocations remains as they currently stand in the East of England Plan the land at Three Cherry Trees and Breakspear Way are not needed for residential development. As there will not be a surplus of employment land up to 2021 employment sites should only be released if alternative sites are available. However, given the Buncefield incidence and the ongoing development of a strategy for the east of Hemel Hempstead it would seem appropriate to at least consider whether alternative uses for the two sites would be appropriate either in the short or long term.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 15	Answer: b.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 16	If this is done, consideration should be given to maintain the greenspace provision and ensuring biodiversity is not lost.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 16	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented. Furthermore English Nature supports the most effective use of urban land, so long as it based upon informed decisions which take into account the significance of the nature conservation interest of the land, thus acknowledging the 'cross-cutting' nature of objective (ii) for Q2 above. For example, some previously developed land supports significant biodiversity interest (consistent with Annex C PPG3 and PPS9) and should be regarded as an asset within the green infrastructure of the Borough. Furthermore some brownfield sites may have a significant role to play providing informal accessible natural greenspace within urban areas and opportunities exist to formally include them within the greenspace resource (see iii, for Q2 above).	English Nature (Mr Neil Fuller) [128]
Question 16	Yes	Development Planning Partnership (Miss Saffron Garner) [93]
Question 16	Yes - we face a reduction in shop units as a result of the internet and Riverside etc. There is a huge capacity for high density but safe, popular affordable housing	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 16	The Dacorum area cannot cope with anymore further large developments. The presumption that everyone wants to come to SE is becoming less accurate. Computers make working from home more practical and there is a (growing) desire to improve life quality moving to areas or abroad.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 16	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 16	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 16	No, this seems to see people as being an inconvenience and having to find somewhere to stick them. If such areas provide scope for community and living space then I agree.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 16	Yes.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 16	Very much so	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 16	We would support a policy of urban concentration, with the proviso that sites within the urban areas were identified for development in a sensitive and logical manner, respect both local character, biodiversity interest and the needs of the local community for access to greenspace.	Countryside Agency (Mr Graham King) [62]

Question 16	Thames Water would prefer to plan for a small number of large sites than a large number of small sites. The impact of the new development sites within the Local Plan on the existing water and wastewater network will need to be investigated. Developers must be required to demonstrate that there is adequate infrastructure capacity on and off the site.	Thames Water Property Services (Ms Georgie Cook) [29]
Question 16	Derelict land first.	WWF (Mrs Hazel Johnson) [31]
Question 16	No - Open space must be kept.	Chiltern Society (Mr Guy Patterson) [22]
Question 16	Agree with this approach. Development should primarily be focused within the existing urban area on vacant or derelict land, and any other available space that would be improved through development. (i.e. vacant and surplus Greenfield land.)	Stanhope plc [69]
Question 16	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 16	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 16	Yes	West Herts College (Mrs Lynda Price) [89]
Question 16	This approach is agreed, provided it forms part of a balanced approach including the phased release of sustainable urban extensions focused at Hemel Hempstead and Berkhamsted	Legal & General (Mr Jeremy Castle) [121]
Question 16	IF GREENFIELD SITES ARE UNDERUTILISED AN ASSESSMENT OF THEIR ROLE AND POTENTIAL FOR IMPROVEMENTS WILL NEED TO BE UNDERTAKEN, WHICH MAY RESULT IN EDGE OF VILLAGE SITES BEING PREFERRED.	Luton Hoo Estate [34]
Question 16	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 16	EP agrees with this approach, but would stress the importance of achieving high quality design on such sites.	English Partnerships (Mr Mark White) [37]
Question 16	All brownfield sites to be used first. Builders like new sites, apparently easier, to be resisted. So much imaginative building could be achieved e.g. blocks of flats with below ground level parking with internal lifts from car park, using land on a slope (Berkhamsted).	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 16	Vacant derelict land first rather than intensification.	Miss Anne Box [113]
Question 16	Yes	National Grid Property Ltd (Mr Peter Sheppard) [82]
Question 16	Development should be permitted on vacant land where this does not conflict with other planning policies. Further intensification is generally considered inappropriate outside the town centres.	CALA Homes (Mr Michael Emett) [80]
Question 16	This approach is consistent with the urban renaissance sought in PPG3, and the objective in national planning policy guidance to make the best and most efficient use of previously developed land. We therefore support the proposed focus on the re-use of urban sites.	Akzo Nobel Pension Scheme [124]
Question 16	Yes	CDA for HERTS (Mr Duncan Adams) [17]
Question 16	Yes, this would be consistent with Government policy. We would, however, draw attention to the earlier work of the Urban Task Force (1999) which concluded that 'density is not an indicator of urban quality' and thus design solutions are required if 'densification' is to be relied upon in forthcoming planning policy.	The National Trust (Mr Michael Stubbs) [75]
Question 16	Yes.	Chilterns Conservation Board (Mr Colin White) [71]

Question 16	Council policy must recognise that development in excess of 50 dw/ha can be acceptable in accessible locations, subject to an appropriate design and the character of the surrounding area. The Council should seek to embrace high quality design that balances high density and the need to create a high quality environment.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]
Question 16	No.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 16	Yes.	Dr Victor Sorrocks [100]
Question 16	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 16	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 16	Yes	Tring Cycling Campaign (Mr John Boielle) [112]
Question 16	Questions 16-19. CPRE policy is to support high density housing to prevent further loss of greenfield sites, with the caveat that vacant or derelict land may contain valuable wildlife habitats which are important in urban as well as rural environments.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 16	Whilst it is right and proper to seek to maximise the development of urban previously development land, this should not be pursued to the degree that the character or urban areas is adversely affected.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 16	Agree with this approach.	The Crown Estate [176]
Question 16	The County Council supports an approach which seeks to maximise the use of previously developed land and intensify existing uses in urban areas. Consideration should be given to the impact of pdl on biodiversity. Appropriate measures should be taken to mitigate or compensate impacts, e.g. green roofs can be a useful means of enhancing biodiversity and maximising the use of land.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 16	It depends... many factors.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 17	Hemel Hempstead	Development Planning Partnership (Miss Saffron Garner) [93]
Question 17	Hemel Hempstead Berkhasted adjac. sites to motorways	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 17	See 16 plus Not good thing, expect more nuisance youth, crime.....	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 17	Answer: Hemel Hempstead.	Dacorum Borough Council (Mr David Gill) [8]
Question 17	Hemel Hempstead	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 17	Hemel Hempstead	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 17	Answer: Other. Spread where brownfield site.	WWF (Mrs Hazel Johnson) [31]
Question 17	Agree with this approach. Development should primarily be focused within the existing urban area on vacant or derelict land, and any other available space that would be improved through development. (i.e. vacant and surplus Greenfield land.)	Stanhope plc [69]
Question 17	No comment	Countryside Agency (Mr Graham King) [62]
Question 17	Hemel Hempstead	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 17	Order of preference: A, B, C.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 17	Hemel Hempstead and Berkhamsted	Legal & General (Mr Jeremy Castle) [121]
Question 17	HEMEL HEMPSTEAD	Luton Hoo Estate [34]
Question 17	Answer: Hemel Hempstead.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 17	Hemel Hempstead	Apsley Development Limited (Mr John James) [108]

Question 17	EP consider that Hemel Hempstead is the obvious candidate for higher density development within the Borough, given its role and function, but specific locations selected should have regard to the level of accessibility.	English Partnerships (Mr Mark White) [37]
Question 17	In Order: Hemel Hempstead Berkhamsted Tring	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 17	I don't know enough about the capacity of the infrastructures to answer this.	Miss Anne Box [113]
Question 17	Hemel Hempstead is an appropriate place for higher densities	National Grid Property Ltd (Mr Peter Sheppard) [82]
Question 17	As noted elsewhere, higher densities should be located in the town centres of the main settlements.	CALA Homes (Mr Michael Emett) [80]
Question 17	Hemel Hempstead	Akzo Nobel Pension Scheme [124]
Question 17	Hemel Hempstead	CDA for HERTS (Mr Duncan Adams) [17]
Question 17	Answer: Hemel Hempstead.	Chilterns Conservation Board (Mr Colin White) [71]
Question 17	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 17	All three main settlements should provide higher density development.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]
Question 17	Answer: A.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 17	Answer: Hemel Hempstead.	Dr Victor Sorrocks [100]
Question 17	It should be distributed fairly around all available sites.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 17	Hemel Hempstead Tring Long Marston	Tring Cycling Campaign (Mr John Boiella) [112]
Question 17	Hemel Hempstead	Sellwood Planning (Mr R. M Sellwood) [56]
Question 17	Preference: Hemel Hempstead.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 17	Appropriate in parts of Hemel Hempstead, such as part of an increased residential area at Three Cherry Trees Lane/Spencer's Park or as part of a new urban extension to the east of Hemel Hempstead.	The Crown Estate [176]
Question 17	The Council should seek to achieve higher density development on all sites where the sites are capable of acceptably accommodating development above 50 dwellings per hectare, with regard to all its settlement areas. These should be located preferably in the most sustainable of locations.	Banner Homes Limited [159]
Question 17	Fairview would support an option that would seek to maximise housing densities, in some cases above 50 dwellings per hectare to maximise and efficiently develop the use of land as well as to meet Government housing targets.	Fairview New Homes Ltd [190]

Question 17	Hemel Hempstead should accommodate the highest density of development. Density (in line with PPS 3) should be based more on the character of an area so suitable densities will clearly vary across settlements and neighbourhoods. So location in Tring and Berkhamsted will be suitable for higher densities (e.g. town centres) while other areas high density development may detract from local character. Most important consideration is the need for innovative and sensitive design, enhancing density without restricting amenity provision and limiting sustainability features..	Hertfordshire County Council (Ms Laura Langley) [133]
Question 17	Hemel Hempstead and Boxmoor/Kings Langley.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 18	Adequate supply of water and capability of dealing with sewage (concentration of such provisions is easier than adiffuse and more costly wide-spread)	Tring Cycling Campaign (Mr John Boielle) [112]
Question 18	Greenspace should be provided/maintained. Efforts to implement actions from the Hertfordshire Urban action plan should be made.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 18	All areas are already densely populated. The roads, sewerage, safety issues, do not build new slums	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 18	Good security, quality recreation space within the dev. Adequate parking out of site, access to close leisure facs and schools and good infrastructure	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 18	Consider the need for community green spaces within developments.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 18	I would be concerned that there may be long term implications for family's being unable to find recreational space in higher density housing areas or being "trapped" in the higher density housing because of economic circumstances whilst their families are expanding.	Dacorum Borough Council (Mr David Gill) [8]
Question 18	Appropriate road layouts with car parking provision	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 18	A statement of the consideration of identified community and individual needs, including space and services for all ages, etc., incorporating community safety issues, adequate car parking and the likely impact on existing residents and neighbouring areas.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 18	Use ALO's to advise in urban designs to minimise future community problems.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 18	Adequate services, inbuilt safety (safety by design)	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 18	Consideration of availability of water.	WWF (Mrs Hazel Johnson) [31]
Question 18	Please see our response to Question 16 above	Countryside Agency (Mr Graham King) [62]
Question 18	Open space to balance density	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 18	Local surroundings must be taken into account regarding impact.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 18	The high density design approach must be accompanied by very high quality urban design, external finishes, landscaping, public realm design, alongside innovative ways of accommodating vehicular traffic and parking	Legal & General (Mr Jeremy Castle) [121]
Question 18	SUSTAINABILITY ASSESSMENT SITE CHARACTERISTICS LOCAL CONTEXT SPECIFIC CONSIDERATIONS OF THE DEVELOPMENT PROPOSED	Luton Hoo Estate [34]
Question 18	The density guidelines in emerging indicate acceptable densities for a variety of areas. The LDF should adopt a framework in line with the Annex of the consultation document	Apsley Development Limited (Mr John James) [108]

Question 18	EP insist on the highest standards of design and devise and encourage innovative methods to achieve this. We would encourage high standards to be applied throughout the Borough, including on higher density developments, recognising local character, levels of accessibility and impact in its broadest sense.	English Partnerships (Mr Mark White) [37]
Question 18	Safe accessible play areas and green spaces. No dark narrow alleys between houses; space between high density development strengthens communities. Safe routes to school. Bi trees to shade and beautify. Some space for communcal allotment/gardens.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 18	Schools, roads, doctors, post offices must be available, without increasing traffic flow beyond capacity.	Miss Anne Box [113]
Question 18	Safety. privity, transport	CDA for HERTS (Mr Duncan Adams) [17]
Question 18	Car parking should be provided to the appropriate level to ensure that cars are not parked in nearby streets.	Chilterns Conservation Board (Mr Colin White) [71]
Question 18	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). The potential benefits and implicaitons of higer density development need to be considered against the emerging SEA sustainability criteria, within the context of th especific location. English Nature cannot provide a comprehensive list at this time but advises that key issues to consider generally relate to population density issues, such as: water conservation, adequate accessibly natural greenspace, air pollution, vandalism etc.	English Nature (Mr Neil Fuller) [128]
Question 18	Density must be informed by considerations of character, and the question of density should also be informed by the design statement exercise referred to in the consultation paper. Similarly the appropriateness of a location to accmmodate high density development from the perspective of sustainability, in terms of access to services and facilities, and in relation to access to means of transport other than the private car, all need to be factored into the question of whether a site is an appropriate one to accommodate a high density of development. Policies need to be produced which embrace flexibility and maximise the alternative uses to which sites in the existing urban area can be put.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 18	A strong and robust set of design and amenity based policies.	The National Trust (Mr Michael Stubbs) [75]
Question 18	The density of development should be accepted for 50 dwellings per hectare or above when appropriate design solutions exist for these development options.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]
Question 18	Swallowing up individual village identities.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 18	Provision of a) some open space and, b) sufficient parking and access for vehicles.	Dr Victor Sorrocks [100]
Question 18	It shouldn't overwhelm the area, infrastructure etc.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 18	Design quality and the broad character of the local area.	Sellwood Planning (Mr R. M Sellwood) [56]

Question 18	An up to date and accurate housing needs survey should give the best indication of demand and supply in the Borough, and can identify the types of units that will be needed for each part of the Borough. This is most appropriately administered through the housing needs survey, rather than through an adopted policy, as it can adapt more readily to changing circumstances.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 18	High density development should not be promoted at the expense of broader sustainability goals. Density specifications in particular areas should be subject to sustainability appraisals/Strategic Environmental Assessments.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 18	Adequate amount of amenity land: layout - child friendly access to good community facilities.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 19	Yes	Tring Cycling Campaign (Mr John Boielle) [112]
Question 19	Yes - But conversion of existing not demolition and new build. Need to look at singles, single parents while accepting their housing needs, inc. affordability, need to also take on their other needs like child care, schools and safety.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 19	The ODPM Circular 01/2006 requires the Core Strategy to set out criteria for the allocation of gypsy and traveller sites. This matter should be considered as the Core Strategy develops to ensure a policy meets the requirements of the Circular.	GO-East (Mr Stuart Crowgey) [117]
Question 19	Yes - affordable housing for our children came top. 10 years ago nothing has happened, we should focus on widening access beyond one parent families, disability and age	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 19	Have no strong views on this.	The National Trust (Mr Michael Stubbs) [75]
Question 19	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 19	Yes. Efforts should also be made to convert many units above shops originally designed for accommodation, but now used as store rooms and offices, back to their original use.	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 19	Modular buildings are required, which can be extended if necessary.	Chiltern Society (Mr Guy Patterson) [22]
Question 19	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 19	The mix of units on site should be determined through a combination of housing need and market demand.	Stanhope plc [69]
Question 19	Must take families into consideration otherwise overcrowding will result, leading to poor housing conditions.	WWF (Mrs Hazel Johnson) [31]
Question 19	No comment	Countryside Agency (Mr Graham King) [62]
Question 19	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 19	Agreed	Legal & General (Mr Jeremy Castle) [121]
Question 19	THE PROVISION OF DWELLING TYPES SHOULD BE MARKET-LED RATHER THAN ARBITRARY RESTRICTIONS PLACED ON SITES. OFTEN CONVERSIONS WILL BE ONE OR TWO BED FLATS ON WINDFALL SITES, WHICH ARE MORE APPROPRIATE. MORE MAJOR DEVELOPMENTS WILL BE EXPECTED TO PROVIDE A RANGE OF DWELLING SIZES, DESIGN AND AFFORDABILITY.	Luton Hoo Estate [34]
Question 19	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 19	EP is in agreement that such units should be provided where they can meet identified housing needs.	English Partnerships (Mr Mark White) [37]

Question 19	1 x 2 bed units are needed but in the private sector are still unaffordable. Should be incorporated into DBC housing for rent. Conversion of older stock could incorporate all the best features in energy and water efficiency.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 19	An up to date and accurate housing needs survey should give the best indication of demand and supply in the Borough, and can identify the types of units that will be needed for each part of the Borough. This is most appropriately administered through the housing needs survey, rather than through an adopted policy, as it can adapt more readily to changing circumstances.	Apsley Development Limited (Mr John James) [108]
Question 19	Small dwellings are needed, but I'm not sure that the life styles of such occupants would mix well with other residents, there might not be a sense of community and shared interests.	Miss Anne Box [113]
Question 19	Smaller households do not necessarily need or desire smaller homes (eg separated parents with non-resident children). The planning system, through encouraging higher densities already generates a high proportion of small units.	CALA Homes (Mr Michael Emett) [80]
Question 19	Whilst we accept that it may be appropriate to include a policy seeking a proportion of small dwellings in new developments, we consider it essential to provide an element of flexibility to take into account site-specific considerations and changes in the housing market, in order to ensure the viability and deliverability of proposed residential schemes.	Akzo Nobel Pension Scheme [124]
Question 19	Yes	CDA for HERTS (Mr Duncan Adams) [17]
Question 19	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 19	If there is an up-to-date housing needs survey which identifies a shortfall in this type of accommodation in the District then this approach is supported by the fact that there is increased formation of small households.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 19	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 19	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 19	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 19	The Crown Estate considers that it is very important to provide a mix of different types of accommodation.	The Crown Estate [176]
Question 19	In terms of specifying dwelling mix, local planning authorities should not have a significant influence on this important commercial use. Objection is made specifically on the potential control of the type and size of private housing. This approach takes away the ability of the private sector to respond to market demands at any one given time. It erodes the ability of the private sector to appropriately assess market demand in an area and to respond with innovation and initiative. House builders cannot access the viability of individual schemes. If size and types of housing are specifically defined in a policy in an LDD there is limited scope to react or respond quickly to changes in the market. This could well result in a reduction of housing sites coming forward.	Fairview New Homes Ltd [190]

Question 19	The County Council would support the provision of a proportion of small dwellings to reflect the growth of smaller households in the Borough.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 19	Yes. No one wants a ghetto of elderly old folk, nor singletons.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 20	(b)	Tring Cycling Campaign (Mr John Boielle) [112]
Question 20	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 20	(b) Very worried about any new provision but know it was to be done.	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 20	Probably the latter but would like to see some evidence from the study of the type of provision needed.	CDA for HERTS (Mr Duncan Adams) [17]
Question 20	Alongside new developments.	Dacorum Borough Council (Mr David Gill) [8]
Question 20	(b)	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 20	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 20	Answer: B.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 20	(b) other locations	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 20	Answer: B.	WWF (Mrs Hazel Johnson) [31]
Question 20	No comment	Countryside Agency (Mr Graham King) [62]
Question 20	B	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 20	Answer: B. Small sites are better, but always appropriate for all gypsies.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 20	Sites for gypsy accommodation should be identified at other locations (option 6) following a borough-wide site search assessment	Legal & General (Mr Jeremy Castle) [121]
Question 20	OTHER LOCATIONS SHOULD BE CONSIDERED FOLLOWING PUBLIC CONSULTATION AND SITE SEARCHES.	Luton Hoo Estate [34]
Question 20	B. Other locations.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 20	Given prejudice better not check by joint with major development but sites must be well maintained enough water to sewerage and enough area for local need and schooling must be integrated and liaison officers to broken disputes.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 20	Definitely.	Miss Anne Box [113]
Question 20	b)	CALA Homes (Mr Michael Emett) [80]
Question 20	We have no strong view on this.	The National Trust (Mr Michael Stubbs) [75]
Question 20	No.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 20	Answer: B.	Dr Victor Sorrocks [100]
Question 20	The location of gypsy accommodation is a sensitive issue and should take into account the feeling of the gypsies and local community.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 20	Needs much thought and discussion with the gypsies. Need to meet their needs and avoid anti-social behaviour which too often accompanies gypsies. Do sites need to be large? Smaller sites may have less problems	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 20	Other locations should be considered	Sellwood Planning (Mr R. M Sellwood) [56]

Question 20	Consideration should be given to the option of moving this gypsy site to a more appropriate location with improved facilities to assist in meeting the need for this type of accommodation.	The Crown Estate [176]
Question 20	Dependent of the approach taken within the RSS review, the scale of provision that might be required within the Borough is not yet know. If there is a need then both options presented should be considered.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 20	b) but provision is necessary.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 21	large	Tring Cycling Campaign (Mr John Boielle) [112]
Question 21	of high accessibility (e.g. town centre locations)	Hilstone Corporation [173]
Question 21		-3 Boxmoor Trust (Mrs Jean Sniders) [154]
Question 21	Answer: Large and of high accessibility.	Dacorum Borough Council (Mr David Gill) [8]
Question 21	Large greenfield (same also in urban areas)	CDA for HERTS (Mr Duncan Adams) [17]
Question 21		3 Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 21	No	Chiltern Society (Mr Guy Patterson) [22]
Question 21	Answer: 3.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 21	1, 2 and 3	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 21	The same percentage of affordable homes should be required on all sites.	Stanhope plc [69]
Question 21	Answer: 1.	WWF (Mrs Hazel Johnson) [31]
Question 21	No comment	Countryside Agency (Mr Graham King) [62]
Question 21	Large	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 21	Answer: 3.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 21	1 and 2	Legal & General (Mr Jeremy Castle) [121]
Question 21	DEVELOPMENT COSTS WILL NEED TO BE CONSIDERED THEREFORE A STANDARD POLICY ACROSS THE DISTRICT WITH AN ELEMENT OF FLEXIBILITY DEPENDING ON SITE / LOCAL AREA CIRCUMSTANCES WILL BE REQUIRED	Luton Hoo Estate [34]
Question 21	Order of preference: 3, 1, 2.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 21	EP considers that all of the locations listed above may be capable of achieving higher levels of affordable housing, but there will still be a need to balance this objective against other planning objectives for an area.	English Partnerships (Mr Mark White) [37]
Question 21	Of high accessibility (e.g. town centre locations)	Apsley Development Limited (Mr John James) [108]
Question 21	applied to any of the other settlements in the Borough?	Miss Anne Box [113]
Question 21	We consider that the Local Development Framework should set out an overall target of affordable housing (40%) as a starting point for negotiation, having regard to site-specific considerations.	Akzo Nobel Pension Scheme [124]
Question 21	In order: of high accessibility (e.g. town centre locations)? large	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 21	Yes to all three.	Chilterns Conservation Board (Mr Colin White) [71]

Question 21	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 21	In order to achieve well balanced mixed communities, an aspiration in PPG3, it is appropriate that significant development should provide an affordable housing element. In highly accessible areas, for example in town centres well served with local amenities, or in those areas which are well located relative to shops, public transport, and community facilities, higher levels of affordable housing could be provided.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 21	Answer: 3.	Dr Victor Sorrocks [100]
Question 21	More affordable housing should be encouraged for all these sites.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 21	But affordable housing for local people especially in villages is important as the family commensations are not broken in support be it for the elderly or for young families is available for free from the family in the location - thus saving extra demands on social services.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 21	The provision of affordable housing is currently too dependent on negotiations with developers to achieve a percentage of units within market sites, and in rural areas on the goodwill of landowners to supply sites to meet the exceptions policy. A change in national policy is needed.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 21	greenfield	Sellwood Planning (Mr R. M Sellwood) [56]
Question 21	The Borough should ensure the maximum use of previously developed land and building in accordance with the sequential approach and the phased release of land as expressed in policy SS3. With regards to Greenfield sites release it should be done in accordance with policy SS3, LA1.	EERA (Mr Ishaku Maitumbi) [164]
Question 21	Larger sites are likely to be able to support higher levels of affordable housing. It also needs to be recognised that levels of affordable housing above 20% make it increasingly difficult to integrate such housing within the overall site and will result in segregation of affordable and private housing areas.	The Crown Estate [176]
Question 21	Preference: Number 3.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 21	The general proportion of affordable housing should remain the same across all sites. Each site needs to be considered on its individual merits regarding its suitability for affordable housing and the proportion sought.	Banner Homes Limited [159]
Question 21	Setting specific targets would be unjustified. In accordance with guidance in Circular 06/98 the level of affordable housing in schemes is determined with regard to individual site characteristics (such as costs, site constraints etc.) as well as financial viability.	Fairview New Homes Ltd [190]

Question 21	The County Council is supportive of a higher proportion of affordable housing on larger schemes and those at accessible locations and greenfield sites. The appropriate level of affordable housing at any given location will be dependent upon individual circumstances. All the core strategy needs to do is set and overall indicative affordable housing provision target based on evidence of need.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 21	Answer 3. Answers 1 and 2 would be considered only if good transport is available.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 22	Answer: B.	Dr Victor Sorrocks [100]
Question 22	(b) eg. Tring historically had small affordable houses and much local employment. Now there are increasing number of mansions, less local employment and residents commute.	Tring Cycling Campaign (Mr John Boielle) [112]
Question 22	(b)	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 22	Answer: A.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 22	Answer: B.	Dacorum Borough Council (Mr David Gill) [8]
Question 22	retained	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 22	The approach should be retained	Chiltern Society (Mr Guy Patterson) [22]
Question 22	Answer: B.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 22	applied to any of the other settlements in the Borough	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 22	applied to any of the other settlements in the Borough	Dacorum Borough Council (Mr Peter Snow) [13]
Question 22	Answer: A.	WWF (Mrs Hazel Johnson) [31]
Question 22	No comment	Countryside Agency (Mr Graham King) [62]
Question 22	Retained	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 22	retained	Legal & General (Mr Jeremy Castle) [121]
Question 22	ADDITIONAL SETTLEMENTS SHOULD BE ASSESSED FOR DEVELOPMENT OPPORTUNITIES AND/OR GROWTH ON THE EDGES.	Luton Hoo Estate [34]
Question 22	Order of preference: A, B.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 22	Sorry don't understand question.	Miss Anne Box [113]
Question 22	(A)	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 22	We have no strong view on this.	The National Trust (Mr Michael Stubbs) [75]
Question 22	retained	CDA for HERTS (Mr Duncan Adams) [17]
Question 22	English Nature supports the current approach to provide developers with an appropriate steer so long as the direction is developed via an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the development options within the guidance provided are appraised against sustainable development criteria that emerge out of the SEA consultation. On this basis, English Nature supports retention and application to other settlements in the Borough.	English Nature (Mr Neil Fuller) [128]
Question 22	retained	Sellwood Planning (Mr R. M Sellwood) [56]
Question 22	This recommendation is broadly welcomed as is consistent with policy SS14 and H2.	EERA (Mr Ishaku Maitumbi) [164]

Question 22	Retained AND applied to any of the other settlements in the Borough. Northchurch, Long Marston/Pitstone Edge, Chipperfield.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 23	No	Tring Cycling Campaign (Mr John Boielle) [112]
Question 23	Employment sites should be concentrated in the Borough's major centres as these are the most sustainable locations.	Hillstone Corporation [173]
Question 23	Yes but we are seeing changing times and some reduction in employment land may not be detrimental.	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 23	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 23	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 23	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 23	Yes.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 23	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 23	Employment land supply should be retained only where it is proven to be appropriately located and in demand. Where it can be proven that it is no longer viable to keep land in employment use, alternative uses should be considered (PPG3; Para 42(a)). The release of land designated for employment can help provide the services and infrastructure required to create a modern sustainable community. A thriving mixed-use development will encourage the further redevelopment and intensification of employment uses.	Stanhope plc [69]
Question 23	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 23	No comment	Countryside Agency (Mr Graham King) [62]
Question 23	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 23	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 23	Yes, subject to demand	West Herts College (Mrs Lynda Price) [89]
Question 23	The existing employment land provision should be the subject of a detailed review in accordance with Government policy to establish those sites that provide attractive employment space and should be retained, and those sites which are obsolete, represent a non-conforming use in a residential area, or are underused/derelict that could be redeveloped for residential purposes. Any loss of employment land as a result of this exercise should be replaced, as appropriate, within new developments within urban areas or greenfield sites. The economy of the Borough is best served by employment land which is 'fit for purpose' and provides a range of quality sites in different locations to serve the wide ranging needs of modern business.	Legal & General (Mr Jeremy Castle) [121]
Question 23	EXISTING EMPLOYMENT SITES SHOULD BE REGULARLY REVIEWED AND IS NO LONGER VIABLE OR NON-CONFORMING THEN ALTERNATIVE USES SHOULD BE CONSIDERED.	Luton Hoo Estate [34]
Question 23	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 23	No. Employment by industries should NOT be within sight and sound of residential areas. The idea that we want to walk a few yards to work is medieval. I come back again to the infamously misplaced Frogmore Road.	Miss Anne Box [113]
Question 23	A flexible rather than dogmatic approach should be taken in examining employment sites that would otherwise be suitable for housing	National Grid Property Ltd (Mr Peter Sheppard) [82]

Question 23	The provision of land and homes in the Borough should be made in accordance with RSS requirements, not necessarily to balance the two. Sufficient land for both should be made available. While this may mean protecting the main employment sites, beneficial redevelopment should be permitted, and compensating for such losses through the allocation of greenfield land as necessary.	CALA Homes (Mr Michael Emmett) [80]
Question 23	We note that the Council's Employment Study (January 2005) indicates sufficient land to 2021. We would highlight one of the key conclusions of the study, namely that Dacorum can afford to lose small amounts of office and industrial land.	Akzo Nobel Pension Scheme [124]
Question 23	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 23	Yes.	Chilterns Conservation Board (Mr Colin White) [71]
Question 23	We have no strong view on this.	The National Trust (Mr Michael Stubbs) [75]
Question 23	Yes	GDA for HERTS (Mr Duncan Adams) [17]
Question 23	Yes, it is important to ensure that over optimistic assessments of the sources of supply for new housing from employment and reviews are not made. It is also important to ensure that the aim of achieving sustainable communities which do not place increased emphasis on commuting are achieved.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 23	EP's position on this issue is that there should be a balance between the future provision of homes and jobs in the Borough. This will require an assessment of the quality and appropriateness of employment sites as well as their quantum. As such, the future of the site at Three Cherry Trees Lane will need to be reviewed in terms of its deliverability for employment purposes.	English Partnerships (Mr Mark White) [37]
Question 23	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 23	Yes.	Dr Victor Sorrocks [100]
Question 23	Yes it is important for the sustainability of the area that we have high employment opportunities.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 23	As highlighted in PPG3 disused employment land should be brought forward for residential development. This should be reflected in emerging policy and should extend to allocated employment land that has little hope of being developed for that purpose.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]
Question 23	Local shops are essential to elderly, those without transport such as young mum etc. Council should therefore not regard loss of a single shop in a rural area as a small effect. Locally it is major and policies should address the core problem not just say no.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 23	Questions 23-27. Too much employment land is protected. A mixture of uses is most likely to encourage viable town centres, leading to more employment opportunities within the centres.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 23	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 23	the above approach as it is consistent with policies E3 and E4, provided that it is underpinned by an employment land assessment.	EERA (Mr Ishaku Maitumbi) [164]

Question 23	The Crown Estate agrees that existing supply should be protected, but that there should be more flexibility regarding where this land is located and relating to the mix of employment uses allocated on particular sites.	The Crown Estate [176]
Question 23	Yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 24	Employment should be increased in other settlements and especially in the rural area (provided affordable homes are available in such areas).	Tring Cycling Campaign (Mr John Boielle) [112]
Question 24	Workshops in all areas, revitalise major centres and better space	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 24	Concentrated in Hemel Hempstead and away from the rest of the Borough.	Dacorum Borough Council (Mr David Gill) [8]
Question 24	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 24	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 24	Not necessarily.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 24	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 24	Employment opportunities should be located in accessible locations, close to or within the urban areas.	Stanhope plc [69]
Question 24	Yes, both.	WWF (Mrs Hazel Johnson) [31]
Question 24	No comment	Countryside Agency (Mr Graham King) [62]
Question 24	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 24	Yes, with care.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 24	Yes	West Herts College (Mrs Lynda Price) [89]
Question 24	Employment sites where demand no longer exists should be considered for residential development before the release of further greenfield sites.	Miss Zoe Harbard [83]
Question 24	A range of employment opportunities must be retained, and additional provision provided, at Hemel Hempstead and Berkhamsted as the two main settlements in the Borough	Legal & General (Mr Jeremy Castle) [121]
Question 24	YES A HEALTHY DISTRIBUTION DEPENDING ON CONTINUAL ASSESSMENT	Luton Hoo Estate [34]
Question 24	Yes, but not in the rural areas.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 24	EP repeat their comments above that an assessment of the quality, quantum and appropriateness of employment sites is required. This assessment should be within the context of retaining a spread of employment opportunities for sustainability reasons.	English Partnerships (Mr Mark White) [37]
Question 24	Employment opportunities should be provided, not necessarily by simply retaining existing sites but by allocating new ones, in the three main settlements.	CALA Homes (Mr Michael Emett) [80]
Question 24	Yes with the proviso you do not build a factory with workers coming from outside having a knock-on building programme to accommodate them. Must have some dialogue about local needs and possibilities.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 24	Other settlements to create a flow of movement and fresh purpose built areas.	Miss Anne Box [113]
Question 24	Yes.	Chilterns Conservation Board (Mr Colin White) [71]
Question 24	We have no strong view on this.	The National Trust (Mr Michael Stubbs) [75]
Question 24	Yes	CDA for HERTS (Mr Duncan Adams) [17]
Question 24	PPS7 encourages the sustainability and economic prosperity of the countryside. Policies need to acknowledge the fact that employment opportunities may enhance the vitality and viability the rural area.	Hertfordshire County Council (Mr Matthew Wood) [146]

Question 24	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 24	Yes.	Dr Victor Sorrocks [100]
Question 24	Yes. No other main areas and rural areas will ensure that the rural areas are sustainable.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 24	It is not looking at reason for pressure and needs to address ways of making business use more attractive, (financially), and supporting local industries, should also accept that rural communities need to adapt employment to realistic work. Agricultural employment is low so former farm work needs to find new industry to replace it. You will not be able to restrict to Agricultural or you will just bankrupt the area, but does not mean all agricultural land and premises should go to housing! IT/work from home are growing area and reduce commuting. Markyate has always been industrial from supporting Watling Street use by stage coaches.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 24	The primary focus for employment should be Hemel Hempstead	Sellwood Planning (Mr R. M Sellwood) [56]
Question 24	In focusing economic development the Borough should ensure that the provision of new employment land should be in locations where it will improve the balance between housing, jobs and services. This would minimise commuting and promote a sustainable community as expressed in policies E3 and E4.	EERA (Mr Ishaku Maitumbi) [164]
Question 24	It is important to retain a spread of employment opportunities, although the majority should be at Hemel Hempstead where the majority of new residential and other development is to be focused.	The Crown Estate [176]
Question 24	Yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 25	From sustainable development perspective, employment land should be concentrated in locations which are most accessible specifically the existing urban centres within the Borough.	Hillstone Corporation [173]
Question 25	Improve links with Maylands	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 25	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 25	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 25	It should be proportionate to the natural demand. There seems little point in standing by a principle, if, in a free market, business does not agree and employment land remains unused.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 25	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 25	It would be difficult.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 25	It would be difficult.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 25	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 25	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 25	No comment	Countryside Agency (Mr Graham King) [62]
Question 25	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]

Question 25	Is the town centre the best place?	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 25	Yes, subject to clarification as to what constitutes employment land	West Herts College (Mrs Lynda Price) [89]
Question 25	No comment	Legal & General (Mr Jeremy Castle) [121]
Question 25	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 25	EP believe that the retention of employment land within Hemel Hempstead town centre should, as the Issues and Options document suggests, be consistent with current government advice in PPS6.	English Partnerships (Mr Mark White) [37]
Question 25	Yes	CALA Homes (Mr Michael Emett) [80]
Question 25	It is necessary to ensure that a range of opportunities exist throughout the Borough to provide for the needs of businesses. It may be more appropriate within Hemel Hempstead town centre to consider a wide range of town centre uses on site to ensure the vitality and viability of the town.	Akzo Nobel Pension Scheme [124]
Question 25	Yes. The proliferation of shops means closures and short term leases.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 25	We have no strong view on this.	The National Trust (Mr Michael Stubbs) [75]
Question 25	Yes	CDA for HERTS (Mr Duncan Adams) [17]
Question 25	Taking into account the fact that the town is the main urban settlement, and that it is identified as a key centre in the draft East of England Plan, it would be unsustainable for the availability of employment land within the town to pay no reference to the growth in the number of homes in the town.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 25	LDF policies should reflect the governments approach towards mixed use development and the provision of Live-work areas. Employment land should be retained within the town centre as it is easily accessible by a variety of modes of transport, and located close to other facilities.	Stanhope plc [69]
Question 25	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 25	Yes.	Dr Victor Sorrocks [100]
Question 25	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 25	Yes - Answer as Question 24	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 25	Yes.	Chilterns Conservation Board (Mr Colin White) [71]
Question 25	Yes - good accessibility to public transport and facilities. The only exception would be for types of employment when generate low levels of jobs per hectare.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 25	It is very important to retain town centre employment land especially for office uses.	The Crown Estate [176]
Question 25	Yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 25	Yes (but what do you mean by significant? - It should not be disproportionate	Tring Cycling Campaign (Mr John Boielle) [112]
Question 26	(b) Mixed use developments reduce need to commute	Tring Cycling Campaign (Mr John Boielle) [112]

Question 26	(b) allowed to come forward for mixed use development. Mixed use development can facilitate the desired environmental improvements on rural employment sites while protecting employment floorspace and council employment objectives.	Hilstone Corporation [173]
Question 26	(d)	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 26	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 26	(a) and (b)	Legal & General (Mr Jeremy Castle) [121]
Question 26	No opinion.	Dacorum Borough Council (Mr David Gill) [8]
Question 26	(b)	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 26	allowed to come forward for mixed-use development	Chiltern Society (Mr Guy Patterson) [22]
Question 26	Answer: B.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 26	Answer: B.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 26	only allowed to come forward for affordable housing	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 26	allowed to come forward for mixed-use development	Dacorum Borough Council (Mr Peter Snow) [13]
Question 26	Options b or c would be appropriate as part of a strategy to diversify the site and allow a sustainable new community to establish itself on these isolated areas of towns.	Stanhope plc [69]
Question 26	Answer: B.	WWF (Mrs Hazel Johnson) [31]
Question 26	No comment	Countryside Agency (Mr Graham King) [62]
Question 26	(a) Protected for employment use only	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 26	Answer: B.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 26	Yes	West Herts College (Mrs Lynda Price) [89]
Question 26	SUPPORT OPTION C	Luton Hoo Estate [34]
Question 26	Order of preference: E, D, C, B, A.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 26	(b) or (c); redevelopment should be permitted	CALA Homes (Mr Michael Emmett) [80]
Question 26	(b) and (c)	Akzo Nobel Pension Scheme [124]
Question 26	(B)	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 26	A. Yes. B. Yes provided the wider implications are clearly addressed (parking for example) C. Only where the need for the employment use no longer exists and there is not need for affordable housing in sustainable locations. D. Yes in appropriate settlements that meet sustainable objectives.	Chilterns Conservation Board (Mr Colin White) [71]
Question 26	1. allowed to come forward for mix use development 2. allowed to come forward for alternative uses, such as housing 3. only allowed to come forward for affordable housing also Subject to individual assessment of the need for the site to be retained for employment. In areas where there are particular shortages of affordable housing with little chances of meeting needs through other sites.	CDA for HERTS (Mr Duncan Adams) [17]

Question 26	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 26	Answer: A and B.	Dr Victor Sorrocks [100]
Question 26	Answer: A. Possibly D.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 26	In Order (a) (b) and (d) (a) would be desirable but need to read Q.24 re making this viable (b) and then (d) should be last resort in this order. The Council and we are keen to support recycling.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 26	The appropriate option can only be decided in the context of the characteristic of a particular site.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 26	Answers: b and d	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 27	Yes	Tring Cycling Campaign (Mr John Boielle) [112]
Question 27	Yes	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 27	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 27	No comment	Countryside Agency (Mr Graham King) [62]
Question 27	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 27	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 27	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 27	Yes, including an improved public transport infrastructure.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 27	Yes including an improved public transport infrastructure.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 27	Any facilities that are complementary to their surrounding uses should be considered. There remains the opportunity to develop a mixed-use scheme at Maylands, incorporating a residential area linking in with the existing (and currently isolated) Hales Park housing development and providing retail, café, leisure and community facilities. This would provide a modern, sustainable community, that is attractive to businesses. The critical mass of new development could also help bring forward improvements to public transport and improve access to the area.	Stanhope plc [69]
Question 27	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 27	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 27	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 27	yes	West Herts College (Mrs Lynda Price) [89]
Question 27	Yes	West Herts College (Mrs Lynda Price) [89]
Question 27	The approach is agreed	Legal & General (Mr Jeremy Castle) [121]
Question 27	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 27	Yes	English Partnerships (Mr Mark White) [37]

Question 27	Recreation centres, local shops and cafes. Do not allow Tesco Metro to destroy local retail. Education outreach?	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 27	Yes, if viable	CDA for HERTS (Mr Duncan Adams) [17]
Question 27	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented. However, we advise that development briefs provide a good opportunity to adequately consider and provide mechanisms to integrate environmental enhancements at these types of locations to meet strategic objectives.	English Nature (Mr Neil Fuller) [128]
Question 27	Yes.	Dr Victor Sorrocks [100]
Question 27	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 27	Yes (see Q 24) It is a pity that so much of good recreational activities has already been destroyed. Civic Centre, Boxmoor Hall. The people who did use these facilities will not be easily attracted back to something new - they will have found their alternatives. Also new facilities are often at a cost to preclude those who used previous one - esp. Boxmoor Hall. Fitness first etc popular places but exclude many at cost. Borough should consider its own role in providing leisure/sport and providing health opportunities by use of these.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 27	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 27	This is particularly an issue in the Maylands area. Such areas can also be improved through new development and a mix of uses on surrounding sites.	The Crown Estate [176]
Question 27	"Complimentary facilities" - uncertain what this will lead to. New "out of town" precinct will not be viable if target is onsite workforce. Option - strengthen Queens Square and other facilities.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 28	Yes	Tring Cycling Campaign (Mr John Boielle) [112]
Question 28	Yes	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 28	Leave them to develop naturally	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 28	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 28	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 28	No.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 28	No.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 28	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 28	Live Work schemes should be actively encouraged in the borough. This is in line with government policy in PPG3 and will help to encourage new business development while allowing residential schemes to move forward on sites which may otherwise be safeguarded. Live-Work schemes should remain flexible, and able to move between residential and employment use depending on need.	Stanhope plc [69]
Question 28	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 28	Not entirely convinced of the demand. Maybe a neutral approach initially until demand can be assessed.	CDA for HERTS (Mr Duncan Adams) [17]

Question 28	No comment	Countryside Agency (Mr Graham King) [62]
Question 28	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 28	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 28	yes	West Herts College (Mrs Lynda Price) [89]
Question 28	Live-Work schemes can meet a growing need for the more flexible working arrangements now being adopted by many people. They can replace, in part, the traditional approach of providing discrete employment land within developments, or be complimentary to such employment provision	Legal & General (Mr Jeremy Castle) [121]
Question 28	Yes depending on location and type	Luton Hoo Estate [34]
Question 28	No, personal health improved by having to journey a mile or two at least to and from home.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 28	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 28	Yes.	Chilterns Conservation Board (Mr Colin White) [71]
Question 28	Could be appropriate in the rural area, and large villages and would also be appropriate in large residential schemes where it could be used as a tool to bring employment opportunities and economic activity closer to residential areas, both proposed and existing to increase sustainability and reduce the need to travel.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 28	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). The potential benefits and implications of live-work schemes need to be considered against the emerging SEA sustainability criteria, within the context of the specific location. English Nature cannot provide a comprehensive list at this time but advises that key issues to consider may relate to: air pollution and accessible natural greenspace.	English Nature (Mr Neil Fuller) [128]
Question 28	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 28	No.	Dr Victor Sorrocks [100]
Question 28	Yes - Looks a way to help single parent families, young people seeking first jobs did those without transport - either their own or by lack of public service. But Council should be pro active, building itself or with partners	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 28	Yes, live/work schemes should be encouraged.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 28	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 28	Yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 29	No (see previous answers)	Tring Cycling Campaign (Mr John Boielle) [112]
Question 29	Our client considers that a sequential approach to planning for new retail development is consistent with PPS6 guidance and is therefore supported in principle. As with previous responses to this consultation, our client suggests that consideration be given to the role of other centres within the Borough to ensure that over development of Hemel Hempstead does not lead to 'town-cramming' and that vitality and viability of other centres in the district can be maintained and enhanced.	Wm Morrison Supermarkets plc [139]
Question 29	Yes, retail development should be encouraged within Hemel Hempstead.	Development Planning Partnership (Miss Saffron Garner) [93]
Question 29	Yes but any encouragement to return supermarkets to towns would be a step in the right direction.	Boxmoor Trust (Mrs Jean Sniders) [154]

Question 29	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 29	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 29	Yes, providing there is sufficient recognition of the and support for local, community shopping centres.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 29	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 29	It kills off the heart of towns. If done, improve roads, parking and access - e.g. Apsley is a grid-lock.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 29	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 29	The approach is supported	Stanhope plc [69]
Question 29	All shopping areas should be serviced by public transport.	WWF (Mrs Hazel Johnson) [31]
Question 29	No comment	Countryside Agency (Mr Graham King) [62]
Question 29	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 29	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 29	yes	West Herts College (Mrs Lynda Price) [89]
Question 29	No comment	Legal & General (Mr Jeremy Castle) [121]
Question 29	SUPPORT THE PRINCIPLE	Luton Hoo Estate [34]
Question 29	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 29	Yes	English Partnerships (Mr Mark White) [37]
Question 29	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 29	I like to shop at Retail Parks where there is parking for free, but I find the decline of village style shops and post offices very sad. Adeyfield style centres should be adopted where appropriate.	Miss Anne Box [113]
Question 29	Broadly supported. Retail in rural areas as a means of sustainable forms of development should be also be considered by the Council.	Chilterns Conservation Board (Mr Colin White) [71]
Question 29	Yes	CDA for HERTS (Mr Duncan Adams) [17]
Question 29	Support findings of the Retail Study by Donaldsons, which supports retail warehousing development at Jarman Fields in Hemel.	Rapleys (Ms Jacqueline Ford) [102]
Question 29	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 29	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 29	Yes in general, but need to be aware that if you concentrate in specific areas in Hemel you may take the emphasis away from present retail areas.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 29	Yes.	Dr Victor Sorrocks [100]
Question 29	Yes - but to see earlier comments where I included retail comments on employment in Q.23 reply	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 29	In existing centres	Sellwood Planning (Mr R. M Sellwood) [56]

Question 29	New retail developments should be located in existing centres and should be consistent in scale, size and character of the town centre and also incorporate the needs and regeneration elements as expressed in policy E9 and E10. Hemel Hempstead is identified as a regional centre in the draft EoE Plan.	EERA (Mr Ishaku Maitumbi) [164]
Question 29	The focus for retail development should be Hemel Hempstead as this is a key centre and key retail centre with good public transport links.	The Crown Estate [176]
Question 29	Support. The focus of growth in town centres (especially in Hemel Hempstead) reflects the sequential approach in PPS: Planning for Town Centres. The aim of the New Town neighbourhood centres study is supported as they are foci for local services and facilities.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 29	Yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 30	Yes	Tring Cycling Campaign (Mr John Boielle) [112]
Question 30	Yes but the shops that are there would be adequate with a revamp and better use of shoppy sites.	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 30	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 30	No.	Dacorum Borough Council (Mr David Gill) [8]
Question 30	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 30	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 30	Definitely Yes.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 30	Support the idea of opening up the Maylands business area to new uses such as allowing retail development for the provision of local shopping. This will provide an important service to people working and living in this area, some distance from the town centre. A good balance can be achieved in this area between business, retail and residential.	Stanhope plc [69]
Question 30	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 30	No comment	Countryside Agency (Mr Graham King) [62]
Question 30	No	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 30	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 30	No comment	Legal & General (Mr Jeremy Castle) [121]
Question 30	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 30	EP is in agreement that local shopping should be provided for in the Maylands business area to reduce travel to alternative local shopping facilities and to attract and retain employees and employers.	English Partnerships (Mr Mark White) [37]
Question 30	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 30	Probably.	Miss Anne Box [113]
Question 30	Yes (?)	CDA for HERTS (Mr Duncan Adams) [17]
Question 30	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]

Question 30	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 30	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 30	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 30	Yes.	Dr Victor Sorrocks [100]
Question 30	Yes - but see question 23 on ability	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 30	Yes, if viable	Sellwood Planning (Mr R. M Sellwood) [56]
Question 30	If detailed assessments indicate a need (which would not damage the existing centre in Hemel Hempstead), local shopping opportunities would be appropriate in the Maylands business area. The extent and type of employment within the business area should not be adversely affected by any retail proposals.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 30	Question its long term sustainability. See answer to Q27.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 31	No	Tring Cycling Campaign (Mr John Boielle) [112]
Question 31	Our client considers that the existing shopping hierarchy for the Borough currently reflects the roles played by existing centres. To protect and enhance the vitality and viability of centres, a balanced approach should be taken to ensure that whilst the majority of new development may be directed to Hemel Hempstead as main centre in the Borough, this should not preclude development of other centres, where proposals may meet the key test of PPS6. A criteria-based approach would be most appropriate in any such policy.	Wm Morrison Supermarkets plc [139]
Question 31	Yes - if this means we keep 3 main centres, plus community centres	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 31	Keep local centres, especially food stores, with consideration given to daily pedestrian access. e.g. Stoneycroft/Gravel Path and William Crook House residents.	New Conservation Society (Mr Gruff Edwards) [6]
Question 31	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 31	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 31	Yes, providing there is sufficient recognition of and support for local, community shopping centres.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 31	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 31	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 31	Does not mean much to me.	Dr Victor Sorrocks [100]
Question 31	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 31	No comment	Countryside Agency (Mr Graham King) [62]
Question 31	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 31	Yes. The elderly use local shops, ie. chemists as their mobility and cost of transport grows.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 31	yes	West Herts College (Mrs Lynda Price) [89]
Question 31	AGREED	Luton Hoo Estate [34]
Question 31	Yes	English Partnerships (Mr Mark White) [37]

Question 31	Agree that shopping provision could reflect the existing settlement hierarchy in the adopted Local Plan	Legal & General (Mr Jeremy Castle) [121]
Question 31	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 31	I don't necessarily approve of these limitations. Shouldn't we be able to go to a shopping centre and get everything we want - with the advantage of free parking.	Miss Anne Box [113]
Question 31	Yes	CDA for HERTS (Mr Duncan Adams) [17]
Question 31	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 31	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 31	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 31	Yes	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 31	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 31	The retail hierarchy has always been a little confusing in respect of Jarman Fields. It is identified as a 'local centre', but it is noted that it has a 'district shopping function'.	Rapleys (Ms Jacqueline Ford) [102]
Question 31	Yes.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 31	Anything to ameliorate Jamans Park, its environment and reputation for violent thuggish behaviour is to be welcomed.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 32	Recognition should not imply - hole-hearted encouragement	Tring Cycling Campaign (Mr John Boiello) [112]
Question 32	No	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 32	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 32	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 32	Yes. There would seem to be little scope to manipulate the market. If people do not find what they want within the borough, they will and do choose to shop elsewhere.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 32	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 32	No.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 32	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 32	As question 31.	Dr Victor Sorrocks [100]
Question 32	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 32	No comment	Countryside Agency (Mr Graham King) [62]
Question 32	No	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 32	Yes, with tight controls.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 32	yes	West Herts College (Mrs Lynda Price) [89]
Question 32	EP considers that the Council should recognise the role of these centres in line with national planning policy guidance in PPS6.	English Partnerships (Mr Mark White) [37]

Question 32	Modern out of centre retail development has a role to play in relation to bulky goods shopping or bulk food shopping and may need to be accommodated in the main settlements of Hemel Hempstead and Berkhamsted subject to detailed retail studies which the Council should undertake	Legal & General (Mr Jeremy Castle) [121]
Question 32	No. Supermarkets are distinctive towards other small retail outlets and promote unsustainable food miles and bad farming practices. They are bad for organic snf dmsll holding production, - re: the latest reports on ASDA, workers rights. Promote bad food choices, Waitrose for honorable exception.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 32	Yes	Miss Anne Box [113]
Question 32	Yes, Jarman Fields and Maylands	CDA for HERTS (Mr Duncan Adams) [17]
Question 32	No.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 32	Yes but with caution. Need to evaluate the effect on in-centre shopping especially if planning housing in the centre.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 32	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options available.	English Nature (Mr Neil Fuller) [128]
Question 32	Yes - What else could they do? But they are right to look at impact on other areas, but they also need to try to address the imbalance so town centres are not so disadvantaged.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 32	Only in the context of the advice PPS6.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 32	Long overdue - but borough has been supporting policy by default. In Berkhamsted we have consistently argued for out of centre development at Stag Lane.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 32	The role of shopping centres, such as Jarman Park, should be recognised in the shopping hierarchy.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 33	Yes	Tring Cycling Campaign (Mr John Boielle) [112]
Question 33	Yes - it should be reduced	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 33	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 33	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 33	Yes.	New Conservation Society (Mr Gruff Edwards) [6]
Question 33	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 33	No. In the right place, these are very important for bringing wealth and employment to the area. If we do not, others will.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 33	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 33	No.	Dacorum Borough Council (Mr David Gill) [8]
Question 33	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 33	Yes.	Dr Victor Sorrocks [100]
Question 33	How many more are needed? Get them in one location instead of peppering them around - the older folk don't have a real food shop in the town centre now with bus access.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 33	No comment	Countryside Agency (Mr Graham King) [62]

Question 33	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 33	yes	West Herts College (Mrs Lynda Price) [89]
Question 33	A BLANKET BAN WOULD BE INAPPROPRIATE BUT ON THE SEQUENTIAL TEST AN ALTERNATIVE MAY NOT BE AVAILABLE.	Luton Hoo Estate [34]
Question 33	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 33	EP agrees that there should be no significant further expansion of retail parks. However, policy should be flexible enough to allow for the consolidation of retail park development at an appropriate location, where this is accommodating relocation from other less suitably located retail parks where alternative uses are being brought forward.	English Partnerships (Mr Mark White) [37]
Question 33	This is a matter for detailed retail analysis by the Council	Legal & General (Mr Jeremy Castle) [121]
Question 33	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 33	No.	Miss Anne Box [113]
Question 33	No - some expansion of existing parks fine, but no new retail parks.	CDA for HERTS (Mr Duncan Adams) [17]
Question 33	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 33	Each application should be evaluated to see the benefits and impact to the area as a whole.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 33	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 33	Yes	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 33	Requires an assessment of retail demand and supply	Sellwood Planning (Mr R. M Sellwood) [56]
Question 33	No - disagree. Retail parks have a place in the hierarchy. With urban expansion there will be need for further retail parks. Avoid sites close to motorway access.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 33	It is our view that any additional bulky goods retailing should occur at Jarman Fields where it is well placed to meet the needs of the local population.	Rapleys (Ms Jacqueline Ford) [102]
Question 33	The County Council accepts the conclusions of the retail assessment (Donaldson's study) that there is no need to expand retail parks. Employment land and existing centre should be preferred.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 34	Yes	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 34	Yes (There is no such mix in Tring town centre and it should be sought)	Tring Cycling Campaign (Mr John Boielle) [112]
Question 34	Our client considers that in line with PPS6 guidelines, a mix of uses is encouraged in a town centre. Any such policy relating to this issue, should contain a certain degree of flexibility so as not to preclude certain development proposals, by virtue of onerous requirements.	Wm Morrison Supermarkets plc [139]
Question 34	Yes, this should be encouraged to retain and improve the viability and vitality of the town centre and to comply with the regeneration vision of Hemel Hempstead.	Development Planning Partnership (Miss Saffron Gamer) [93]
Question 34	Yes	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 34	AGREE TO MIXED-USES SUBJECT TO RETAIL STUDY AND CONSUMER DEMAND.	Luton Hoo Estate [34]

Question 34	Yes.	New Conservation Society (Mr Gruff Edwards) [6]
Question 34	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 34	Yes	Dacorum Borough Council (Mr Peter Snow) [13]
Question 34	Dacorum does not have enough shoppers to sustain the present retail trade. Some thirty outlets are now charity shops, the Marlowes Shopping Centre has an established pattern of six units closed at any one time, and yet we get more shops... and...we are to get more shops at the Kodak site.	Mr G. A. Keegan [12]
Question 34	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 34	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 34	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 34	Yes.	Dr Victor Sorrocks [100]
Question 34	Yes.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 34	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 34	No comment	Countryside Agency (Mr Graham King) [62]
Question 34	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 34	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 34	yes	West Herts College (Mrs Lynda Price) [89]
Question 34	Yes	English Partnerships (Mr Mark White) [37]
Question 34	This approach is agreed	Legal & General (Mr Jeremy Castle) [121]
Question 34	To ensure a vital and vibrant town centre, we would wish to see a mix of town centre uses present, as advocated in PPS6.	Akzo Nobel Pension Scheme [124]
Question 34	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 34	Yes	Miss Anne Box [113]
Question 34	Yes	CDA for HERTS (Mr Duncan Adams) [17]
Question 34	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 34	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 34	Yes but there must be an understanding of the problems caused by mixed use and if possible build in the right safeguards.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 34	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 34	Yes	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 34	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 34	Yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 34	PPS6 encourages a range of uses. It is important to protect shopping uses: primary and secondary areas could be defined. The approach should be used in combination with promotion of other uses for the day and the evening, and complemented by management initiatives (e.g. to prevent/tackle anti-social behaviour).	Hertfordshire County Council (Ms Laura Langley) [133]
Question 35		2 Tring Cycling Campaign (Mr John Boielle) [112]

Question 35		-1	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 35	Answer: 2.		Hemel Hempstead History Society (Mr John Buteux) [64]
Question 35	Option 1 was preferred.		New Conservation Society (Mr Gruff Edwards) [6]
Question 35		1	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 35	This is not a simple matter of providing or protecting shops. These shopping centres, with all their amenities, are vital to the functioning of communities. They must be supported, encouraged and recognised for their essential role in maintaining community identity.		Dacorum Borough Council (Mr Peter Snow) [13]
Question 35	continue with the existing level of protection to shopping in all local centres in the borough		Chiltern Society (Mr Guy Patterson) [22]
Question 35	Answer: 2.		Dacorum Borough Council (Mr David Gill) [8]
Question 35	continue with the existing level of protection to shopping in all local centres in the borough		Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 35	continue with the existing level of protection to shopping in all local centres in the borough		Dacorum Borough Council (Mr Peter Snow) [13]
Question 35	Answer: 1.		Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 35	Answer: 1.		Dr Victor Sorrocks [100]
Question 35	Answer: 1.		WWF (Mrs Hazel Johnson) [31]
Question 35	No comment		Countryside Agency (Mr Graham King) [62]
Question 35	continue with the existing level of protection to shopping in all local centres in the borough		Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 35	Support a more flexible approach		West Herts College (Mrs Lynda Price) [89]
Question 35	THE EXISTING LEVEL OF PROTECTION ALLOWS SOME RELEASES OF RETAIL FLOOR SPACE THROUGH THE APPLICATION PROCESS AND THIS IS CONSIDERED SUFFICIENT. A POLICY TO INCREASE THE NON-RETAIL FLOOR SPACE WOULD WEAKEN THE RETAIL PROVISION TO THE DETRIMENT OF RESIDENTS.		Luton Hoo Estate [34]
Question 35	Order of preference: 1, 2.		Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 35	EP believe that the policy should be flexible enough to allow for non shop uses within local centres, whilst ensuring that shopping is maintained.		English Partnerships (Mr Mark White) [37]
Question 35		-2	Legal & General (Mr Jeremy Castle) [121]
Question 35	support a more flexible approach to non-shop uses in local centres.		Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 35	Support a more flexible approach to non-shop uses in local centres? (but not sure)		Miss Anne Box [113]
Question 35	support a more flexible approach to non-shop uses in local centres		CDA for HERTS (Mr Duncan Adams) [17]
Question 35	Any change in the level of protection to shopping in local centres needs to consider the possible impact on the sustainability of both existing and proposed surrounding residential development. Loss of hops etc. may erode the sustainability of sites, and mean that there are not enough services to support them.		Hertfordshire County Council (Mr Matthew Wood) [146]
Question 35	Answer: 1.		Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 35	Answer: 1. It should be a priority that those who cannot travel have good access to local amenities.		Age Concern Dacorum (Ms. Caroline Player) [68]
Question 35	English Nature recommends and information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.		English Nature (Mr Neil Fuller) [128]

Question 35		-1 Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 35		2 Sellwood Planning (Mr R. M Sellwood) [56]
Question 35	Answer: 1.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 35	Local shopping facilities are important to provide 'top up' shopping for local communities and reduce the need to travel by car. The New Town neighbourhood centre study might indicate areas where a broader mix of uses might be beneficial. The study could be broadened to look outside Hemel Hempstead.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 36	Focus in town centre. Use Park and Ride schemes. Provide safe routes for pedestrians.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 36	Bullet point 4 should specify existing road infrastructure, so as to guard against new road construction, which would undoubtedly generate more traffic.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 36	See q. 37 and Q 38	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 36	Green travel plans	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 36	Green Travel Plans for all traffic generator. DBC encouragement and guidance with School Travel Plans (i.e. do not leave this to Herts CC)	Tring Cycling Campaign (Mr John Boielle) [112]
Question 36	Subsidised delivery services for essentials.	New Conservation Society (Mr Gruff Edwards) [6]
Question 36	I agree with all the measures identified	Dacorum Borough Council (Mr Peter Snow) [13]
Question 36	Improve cycle & pedestrian facilities	Chiltern Society (Mr Guy Patterson) [22]
Question 36	All of them but especially 2 and 3.	Dacorum Borough Council (Mr David Gill) [8]
Question 36	All the options outlined need to be implemented	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 36	Improved and affordable public transport and out of town parking (more than at present).	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 36	Option 4 and 1.	Dr Victor Sorrocks [100]
Question 36	Park n' Ride to service 'parkers' from St. Albans and Watford with bus transport to industrial estate and town centre.	WWF (Mrs Hazel Johnson) [31]
Question 36	We would support efforts to reduce the need to travel by car, to improve cycle and pedestrian facilities and the requirement for Green Travel Plans	Countryside Agency (Mr Graham King) [62]
Question 36	New and improved public transport	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 36	Improve park and ride i.e. secure car parks. Improve headways, increased parking charges would encourage use but politically disastrous!	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 36	Support measures outlined	West Herts College (Mrs Lynda Price) [89]
Question 36	CONGESTION IS A STRATEGIC NATIONAL ISSUE THAT REQUIRES BOTH LAND-USE AND FISCAL MEASURES. APPROPRIATE LAND-USE AT THE DISTRICT LEVEL CAN HELP TO REDUCE THE NEED TO TRAVEL.	Luton Hoo Estate [34]
Question 36	All the measures noted will play a role in reducing congestion. The Council should also consider and potential of sustainable urban extensions to provide localised relief of traffic congestion as well as enhanced in-urban connectivity for cycling and pedestrians and new and innovative public transport routes and facilities. The potential of such development to ease congestion in existing centres so facilitating regeneration should also be investigated.	Legal & General (Mr Jeremy Castle) [121]

Question 36	In addition to the objectives listed in the draft Core Strategy DPD, a key influence on congestion in the Borough will be the location of new residential development. In order to limit the impact this development has on existing congestion levels, the Council must ensure that new development is limited to areas where accessibility to public transport facilities, services, and employment opportunities is high. Hemel Hempstead must be the key focus for growth.	Apsley Development Limited (Mr John James) [108]
Question 36	They all would. Cycle provision is never implemented. There should be routes from the Railway Station into town a cycle path up the dual carriageway, and to all schools. (HH)	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 36	Focus development on local centres but also improve roads.	Miss Anne Box [113]
Question 36	All options should be considered, though any improvements to the road infrastructure should not involve new road building.	Chilterns Conservation Board (Mr Colin White) [71]
Question 36	Park and Ride Cycle Routes	CDA for HERTS (Mr Duncan Adams) [17]
Question 36	All options should be considered and would suggest that a review of local parking and charging regimes also be considered.	Highways Agency (Mr Colin Bambury) [156]
Question 36	Public transport is a must, it needs to be flexible and user friendly.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 36	English Nature supports measures to reduce air pollution and promote more sustainable transport choices. With respect to associated development proposals, English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, whilst we are broadly supportive of the measures proposed to reduce congestion we cannot yet advise about the acceptability of the development options presented.	English Nature (Mr Neil Fuller) [128]
Question 36	All options should be considered an enormous improvement to bus services from rural areas to the town centres will need to be made before residents of the rural village shop using their cars, village children need to learn to drive first if they are to be able to get to look or even education facilities these days. Local developments should not have restrictions or parking to be detriment to others. Fullerton Court? No commercial vehicles - other problems.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 36	Focus development in and on the periphery of Hemel Hempstead (as the main urban area) combined with new high quality bus based initiatives	Sellwood Planning (Mr R. M Sellwood) [56]
Question 36	More and better park/ride services. Better interchange/time tabling at station and swervice to Maylands Ave/Apsley.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 36	These measures are broadly consistent with the regional strategy objective as expressed in policy T1 and T12 of the draft EoE Plan.	EERA (Mr Ishaku Maitumbi) [164]

Question 36	In addition to the objectives listed in the draft Core Strategy DPD, a key influence on congestion in the Borough will be the location of new residential development. In order to limit the impact this development has on existing congestion levels, the Council must ensure that new development is limited to areas where accessibility to public transport facilities, services, and employment opportunities is high. Hemel Hempstead must be the key focus for growth.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 36	Development to the east of Hemel Hempstead will assist in reducing congestion.	The Crown Estate [176]
Question 36	The County Council welcomes the combination of options suggested to reduce congestion. The adoption of 'park and ride' schemes on key routes is a potential consideration, however, discussions of such development raises questions about the location and commercial viability of such a scheme. These must be subject to feasibility studies. If these are to be successful a balance needs to be achieved between the availability of town centre parking provision and the appropriate cost, coupled with adequate bus service provision in order to encourage and promote a mode shift to sustainable transport provision. The word 'provide' in the 2nd option, should be replaced by the words 'encourage and promote'. The decision to provide new and improved passenger transport services is largely a commercial decision that would need to be undertaken in partnership with the operator and transport authority.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 37	There is not sufficient car parking standards should be maintained and improved, more houses more jobs etc. Public transport needs vast improvement to make it viable. and this should be done between centres min 1/2 hour. Reliable service is necessary to start to make it attractive. But this will not address all needs and must accept that we all have our cars for own needs. Elderly need to give mobility and need to have easy access to outlets not pedestrianised. Anti social hrs and personnel safety issues are major. Considerations when moving between centres. If you or your destination is not a centre use car!	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 37	Yes and No	Tring Cycling Campaign (Mr John Boielle) [112]
Question 37	There is a need for adequate lower ground parking for new devs and additional locations at strategic - access to town	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 37	Yes. Recent pay parking has increased turnover of spaces at Water Gardens. If town centre retail is to be regenerated this would mean more people coming to shop, unlikely to be by public transport. Need to attract people from outside Hemel.	CDA for HERTS (Mr Duncan Adams) [17]
Question 37	Sufficient car parking provision exists.	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 37	No comment	Countryside Agency (Mr Graham King) [62]
Question 37	No comment	Legal & General (Mr Jeremy Castle) [121]
Question 37	Requirement for parking is insatiable. The practice of using commercial vehicles for journey-to-work is rife and should be discouraged.	New Conservation Society (Mr Gruff Edwards) [6]
Question 37	Car parking at 'Park and Ride' will need to be increased. Standards should be maintained.	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]

Question 37	No. There is a need for a comprehensive assessment of the REAL parking requirement in both existing areas (especially residential) and in new developments. Parking needs must be met to address the wholesale destruction of greens and verges. We can use enforcement once we can show that people have suitable parking options. Reducing car parking standards would see to a head-in-the-sand approach.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 37	Yes/No	Chiltern Society (Mr Guy Patterson) [22]
Question 37	Car parking is not sufficient in Dacorum however it should not be expanded because it will encourage greater car ownership.	Dacorum Borough Council (Mr David Gill) [8]
Question 37	Additional parking needed that is affordable to residents.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 37	Don't understand 'car parking standards'.	Dr Victor Sorrocks [100]
Question 37	See last question, plus park n' ride at Two Waters.	WWF (Mrs Hazel Johnson) [31]
Question 37	Yes No	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 37	Depends on effect of a reduction of car parking standards. Enforcement of regulations important.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 37	yes sufficient	West Herts College (Mrs Lynda Price) [89]
Question 37	Catch 22 - there is never enough car parking provision until number of cars reduced - which will not happen with new developments. Hard standing is less water going into the aquifer.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 37	I think there is probably enough, but some of it is too expensive.	Miss Anne Box [113]
Question 37	Resist the land surfacing of gardens for parking. Gardens provide significant areas of habitat for urban wildlife.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 37	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 37	The Council should recognise the pivotal role that railway station car parking plays in securing national and local sustainable transport objectives. Station parking should not be restricted in the same way as general central area parking.	Network Rail (Mr Chris Price) [168]
Question 37	There is not sufficient parking in towns causing great problems of access. To reduce available parking will simply push people to other places where they can park.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 37	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 37	Government policy does not restrict car ownership, only car use. Parking standards should recognise the propensity of people to own cars.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 37	The County Councils supports a continuation of the current approach to parking in the Borough which reflects the County Councils SPD 'Parking provision at new development' which advocates the identification of accessibility zones. It is important that in zone of good accessibility an innovative approach to parking is taken, in some cases car free development. Success of these schemes will depend on the continued improvements of public transport provision and promote cycling and walking within new developments.	Hertfordshire County Council (Ms Laura Langley) [133]

Question 37	Town centre - Hemel - office workers experience difficulties. Berkhamsted - most days - reasonably good provision: peak periods there are shortages that damage local traders.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 38	Better public transport	Sellwood Planning (Mr R. M Sellwood) [56]
Question 38	Realistically none, you will just create more problems. Any new homes or businesses must accept car is here to stay	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 38	See previous answers	Tring Cycling Campaign (Mr John Boielle) [112]
Question 38	Park and Ride at strategic locations. CP fees are an obvious deterrent to users	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 38	See question 37.	New Conservation Society (Mr Gruff Edwards) [6]
Question 38	Development of integrated communities with excellent public transport links to town centres and other transport links, as well as local employment.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 38	Construction of cycle network within the town, which is safe, and use of shuttle buses.	Chiltern Society (Mr Guy Patterson) [22]
Question 38	Better public transport.	Dacorum Borough Council (Mr David Gill) [8]
Question 38	Park and Ride improvements far better public transport.	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 38	Don't know what the standards are - this is specialists territory. Car free developments to be tied into transport routes.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 38	Ask the experts who should take the responsibilities.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 38	See question 37.	Dr Victor Sorrocks [100]
Question 38	See last question.	WWF (Mrs Hazel Johnson) [31]
Question 38	Reduce car parking standards and plan for car free developments.	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 38	no comment	West Herts College (Mrs Lynda Price) [89]
Question 38	No comment	Legal & General (Mr Jeremy Castle) [121]
Question 38	Old people need to be able to park near shopping areas. I rarely visit the Riverside Centre because I can't park near it without paying a fortune. Parking should be free near doctors, post offices, the library and other such.	Miss Anne Box [113]
Question 38	A change in the current car dependant culture is required, only then would we be in a position where reduced parking standards are going to be applicable.	Chilterns Conservation Board (Mr Colin White) [71]
Question 38	Better public transport.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 38	It is essential that the Council does not seek excessive proportions of car parking on residential development. In areas of good accessibility the amount of car parking can be reduced.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]
Question 38	Increased accessibility to passenger transport provision in form of subsidies from developers until they become commercially viable. New development and neighbourhoods should be designed to promote walking and cycling. Cycles storage and direct, clear and safe pedestrian and cycle routes can encourage people to reduce car dependency.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 38	Until public is willing to reduce use of cars provision will be overtaken by demand. Put car parking charges up will deter frivolous car use.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 39	Locate new development in locations which are either accessible to public transport or can be made accessible to it	Sellwood Planning (Mr R. M Sellwood) [56]

Question 39	Stop relocation of colleges outside centres and keep them local. Anything aimed at youth has to be on their doorstep or accessible by public means (or bike). In rural communities it is only public transport that will get them from the village. Markyate does not necessarily want to go to Hemel Hempstead. So need to liaise with St. Albans, Luton etc.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 39	Improvement to footways to allow two prams or two disabled buggies to pass safely.	Tring Cycling Campaign (Mr John Boielle) [112]
Question 39	Park and Ride	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 39	Retain shopmobility for disabled to assist in accessibility.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 39	See above.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 39	No	Chiltern Society (Mr Guy Patterson) [22]
Question 39	No opinion.	Dacorum Borough Council (Mr David Gill) [8]
Question 39	Issue 3 appears to be comprehensive	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 39	One way systems around the town centre.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 39	No.	Dr Victor Sorrocks [100]
Question 39	Low cost housing, cycle and pedestrian routes, accessibility for all.	WWF (Mrs Hazel Johnson) [31]
Question 39	No comment	West Herts College (Mrs Lynda Price) [89]
Question 39	We would support development of the cycle and pedestrian network (bullet 4)	Countryside Agency (Mr Graham King) [62]
Question 39	Extend and enforce more strongly on-street car parking restrictions.	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 39	No comment	Legal & General (Mr Jeremy Castle) [121]
Question 39	Ensuring that all new buildings comply with Part M of the Building regulations and follow the guidance which is contained in DDA. Buildings should be designed to be adaptable.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 39	Yes always consider older and disabled people when planning development.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 39	Traffic interchanges that mesh journey modes/routes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 39	A mix of uses will assist in improving accessibility to employment and social and community facilities. Development of sites that are an appropriate size to support more than one neighbourhood. Provision of new public transport infrastructure will also be more viable on larger scale sites.	The Crown Estate [176]
Question 39	All the measures identified are important planning objectives for improving accessibility.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 40	None additional to those the Council is already aware of	Sellwood Planning (Mr R. M Sellwood) [56]
Question 40	What about roads? Potholes we keep getting "small" developments. Do they put into a fund to improve utilities. Keep saying existing can cope but soon and the lost little development will not fund the extra work needed. Schools intakes by classes of about 30 in rural areas do not get 30 births each year. Real issue - funding on per capita. Cycle from villages to centres not realistic - roads are very congested so physical and personal safety issues preclude esp for children/youth	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 40	Suitable water supply must be identified for new developments. All proposed new development should include measures to ensure that water quality is maintained or improved.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]
Question 40	Inadequate cycle parking at train stations - lack of security (cycle theft is the most reported crime at stations). Lack of indication of any parking (most cyclists do not know where the parking for cycles is at Hemel station, for example). There needs to be more capacity for cycles and cars at Tring Station. Many cycle parts are not signed so people do not know they exist. There is little cycle parking available in Berkhamsted	Tring Cycling Campaign (Mr John Boielle) [112]

Question 40	Congestion often caused by motorists seeking free parking, ie. parking fees were reduced. More would use - maintaining income and reducing frustration	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 40	There are no high-standard cycleways.	New Conservation Society (Mr Gruff Edwards) [6]
Question 40	Water supply	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 40	There are sewers which overflow at times of heavy rain. I am sure a survey of DBC employees could identify these and other service issues.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 40	Better co-ordinated public transport - between rail station and Town, between rail station and Maylands etc.	Dacorum Borough Council (Mr David Gill) [8]
Question 40	On larger developments, suitable healthcare facilities.	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 40	The Communityr Wheels, small minibuses for housebound.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 40	Water. It is not possible to maintain an adequate water supply to excessive development. With global warming and drought the necessary abstraction cannot be sustained. The community has a line within existing resources and rivers quality and flow is extremely important for wildlife, biodiversity and leisure.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 40	No.	Dr Victor Sorrocks [100]
Question 40	Low rainfall has already resulted in water restrictions. Planning must consider this, plus solar panels to reduce global warming by reducing use of gas and electricity.	WWF (Mrs Hazel Johnson) [31]
Question 40	None known	West Herts College (Mrs Lynda Price) [89]
Question 40	We urge that the provision of green infrastructure should be seen as being equally essential to the achievement of sustainable communities as the examples that are quoted. Green infrastructure plays a fundamentally positive role in enhancing the quality of life of the communities to which it relates. Access to the spaces that link to form green infrastructure can offer significant and immediate recreational, health and general 'well-being' benefits to those communities within which the works lie. Furthermore, the 'natural environment' elements of green infrastructure can and should play an important role in strengthening urban and rural biodiversity and nature conservation interests.	Countryside Agency (Mr Graham King) [62]
Question 40	A4251 will need improving (capacity) when new build happens. Bus how? Traffic jams happen now.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 40	No comment	Legal & General (Mr Jeremy Castle) [121]
Question 40	Doctors (Apsley), Banks (Apsley)	Miss Anne Box [113]
Question 40	Improve canal towpath as a linear cycle way through the Borough.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 40	Network Rail welcome a policy that seeks to pool planning obligations from development for public transport infrastructure.	Network Rail (Mr Chris Price) [168]
Question 40	Transport is not available in old areas and therefore why is it likely to appear in new ones?	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 40	Electrical power outages - never been so regular.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 40	Developments should be designed to integrate into passenger transport services. There is a need to include a number of measures that give rise to accessibility improvements such as services, bus stops, interchanges and real time information facilities.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 41	Yes	Sellwood Planning (Mr R. M Sellwood) [56]

Question 41	Overall provision of community facilities is briefly mentioned but it's in the wrong context. It should include visual arts and music, the performing arts, crafts, museums, libraries, theatre, cinema, tourism, the natural and build environment. Cultural facilities are not related to schools, doctor's surgeries or churches which should be confined to Community Facilities. There should also be a separate section on Leisure and Recreation where policies on sport and clubs etc can be addressed.	The Theatres Trust (Ms Rose Freeman) [110]
Question 41	Yes - but do not think towns provide for needs of village communities we need them back or exceptional transport provision available.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 41	Yes	Tring Cycling Campaign (Mr John Boielle) [112]
Question 41	Yes	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 41	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 41	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 41	And within new communities.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 41	Safe, secure cycle route network within towns. Fast bus transport between town centres.	Chiltern Society (Mr Guy Patterson) [22]
Question 41	Not necessarily. They should be placed to serve a community within a half mile radius	Chiltern Society (Mr Guy Patterson) [22]
Question 41	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 41	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 41	Consideration should be given to allocating land for community use withing the LDF at the appropriate stages. Specific reference is made to the need for a suitable place of worship for the Jehovah's Witnesses in the Dacorum area.	Mr John Greenaway [27]
Question 41	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 41	Yes.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 41	Yes.	Dr Victor Sorrocks [100]
Question 41	Town centre should have entertainment centre, accessible to all. Pavillion should never be demolished until new building available.	WWF (Mrs Hazel Johnson) [31]
Question 41	yes where practicable	West Herts College (Mrs Lynda Price) [89]
Question 41	Yes	Countryside Agency (Mr Graham King) [62]
Question 41	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 41	VILLAGE AUDITS ARE REQUIRED TO ASSESS EXISTING PROVISION	Luton Hoo Estate [34]
Question 41	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 41	Yes	English Partnerships (Mr Mark White) [37]
Question 41	This approach is agreed	Legal & General (Mr Jeremy Castle) [121]
Question 41	Yes	Miss Anne Box [113]
Question 41	Yes.	Chilterns Conservation Board (Mr Colin White) [71]
Question 41	In general, community facilities are best located near to other similar facilities, and in accessible or central locations, however, there may be some which benefit from being located near to the transport network first of all.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 41	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 41	Yes	Groundwork Hertfordshire (Ms Sherry Robinson) [170]
Question 41	Yes and community facilities need to really be multi usage to ensure that the whole community can access it.	Age Concern Dacorum (Ms. Caroline Player) [68]

Question 41	<p>With respect to new built facilities, English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the proposed development options are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the option presented.</p> <p>English Nature supports the acknowledgement with Issue 1 that the term 'community facilities' includes open space across the Borough. The location of green space should be considered within the existing network of habitats within the area to ensure that it can provide either bufferland or habitat linkages, and assist your council meet accessible natural greenspace targets.</p>	English Nature (Mr Neil Fuller) [128]
Question 41	Yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 41	The Country Council agrees that the location of key facilities should be concentrated in the most accessible areas given the importance of ensuring the provision of community facilities meets the needs of the Borough's population.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 42	Should seek to retain community facilities. However, this should not apply to commercial community facilities such as pubs which have to be viable to survive.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 42	<p>With respect to new built facilities, English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the proposed development options are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the option presented.</p> <p>The significance of retaining existing greenspace needs to be considered within the context of what it contributes to the biodiversity resource of the area. It is acknowledged that the designated site network cannot conserve biodiversity on its own, and therefore it is important that sufficient open space areas are enhanced.</p>	English Nature (Mr Neil Fuller) [128]
Question 42	Yes - Boxmoor Hall was a tragedy. Last facility and lost groups doing their own thing making available interests access now lost.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 42	If a community use is no longer required and the best use of the site or building is for alternative uses to meet residential needs in the town, then this should be encouraged.	Development Planning Partnership (Miss Saffron Gamer) [93]
Question 42	Yes	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 42	Yes and Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 42	Yes	Tring Cycling Campaign (Mr John Boielle) [112]
Question 42	(a) Yes (b) Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 42	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 42	Yes.	Dacorum Borough Council (Mr David Gill) [8]

Question 42	Yes, but only where usage indicates community need	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 42	Yes	Dacorum Borough Council (Mr Peter Snow) [13]
Question 42	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 42	Yes.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 42	Yes.	Dr Victor Sorrocks [100]
Question 42	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 42	Yes	Countryside Agency (Mr Graham King) [62]
Question 42	Retain if being used but not if left empty majority of the time. There may be a different need as areas change.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 42	THE LEVEL OF COMMUNITY PROVISION SHOULD BE ASSESSED AND IF INADEQUATE NEW DEVELOPMENT / INVESTMENT MAY ASSIST. EXISTING COMMUNITY FLOOR SPACE MAY PRESENT OPPORTUNITIES TO REALISE VALUE TO BE REPLUGHED INTO THE LOCAL AREA.	Luton Hoo Estate [34]
Question 42	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 42	This approach is agreed	Legal & General (Mr Jeremy Castle) [121]
Question 42	Yes	Miss Anne Box [113]
Question 42	Yes.	Chilterns Conservation Board (Mr Colin White) [71]
Question 42	While it is reasonable to conclude that where there is genuine demand for community uses, these should be explored as alternative uses for buildings, there also needs to be acknowledgement that there will be instances where there is no (or less important) community demand. Similarly, in some instances the disposal of 'community type' sites for alternative and higher value uses can assist in the effective provision of services in another location or a different manner. Policies should not be so restrictive as to prevent flexibility in service provision, allowing for use for other purposes, where it is beneficial to community services in general. Similarly, a sequential comparison of the appropriateness of Greenfield sites to accommodation development might reveal that some sites in community use are more sustainably located than edge of settlement Greenfield sites, and these circumstances will need to be addressed by policy.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 42	No - allow enhancement, but avoid protection where no longer viable	West Herts College (Mrs Lynda Price) [89]
Question 42	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 42	Yes	Groundwork Hertfordshire (Ms Sherry Robinson) [170]
Question 42	Yes community facilities are vital to the area particularly in rural areas.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 42	Yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 42	Community facilities should be retained in towns and rural areas. Premises should not be lost to alternative uses unless assessments demonstrate the community facility is no longer needed or alternative arrangements can be provided.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 43	Contributions should be made in accordance with the advice in Circular 05/05.	Sellwood Planning (Mr R. M Sellwood) [56]

Question 43	The value of accessible greenspace and biodiversity for public health and quality of life is acknowledged within various English Nature publications (see www.english-nature.org.uk). English Nature supports the proposals by Dacorum Borough Council to meet accessible natural greenspace targets. We would encourage your council to consider developer contributions to ensure there is adequate provision for the nature conservation interest likely to be affected by the proposed development and to make targeted progress towards priority nature conservation targets (e.g. BAP habitats and species, buffering or linkage habitat for SSSI's, AONB management objectives etc).	English Nature (Mr Neil Fuller) [128]
Question 43	Yes - Also as q.36. Should not have unpublished restrictions on parking that impact on the rest of the community. If requires van to home ok. If lorry no - this should be made clear to lorry owners, this whole issue needs airing.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 43	Yes, where the contribution being sought is necessary, reasonable, proportionate and connected to the development proposed.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 43	Yes	Tring Cycling Campaign (Mr John Boielle) [112]
Question 43	Yes	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 43	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 43	Yes	Countryside Agency (Mr Graham King) [62]
Question 43	This approach is agreed. In particular, sustainable urban extensions have the ability to offer enhanced community provision both in quantitative and qualitative terms. These can be grouped together at centres of activity, well served by public transport, fostering improved accessibility and social inclusion.	Legal & General (Mr Jeremy Castle) [121]
Question 43	No - only where appropriate	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 43	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 43	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 43	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 43	No, in all possible cases, development should include community facilities. Where this is not possible, a contribution should be required.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 43	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 43	Yes.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 43	Yes.	Dr Victor Sorrocks [100]
Question 43	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 43	Yes in principle, but flexibility required in application of policy	West Herts College (Mrs Lynda Price) [89]
Question 43	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 43	THIS DEPENDS ON THE SCALE AND LOCATION OF DEVELOPMENT AND SHOULD BE CONTROLLED BY A GENERAL DC POLICY.	Luton Hoo Estate [34]
Question 43	EP agrees that community facilities should be provided to serve new housing development, either through on-site provision or a financial contribution. Requirements will vary depending on the location of development and the capacity of existing facilities, both of which need to be considered in deciding upon an appropriate level of contribution.	English Partnerships (Mr Mark White) [37]

Question 43	We consider that financial contributions should be determined having regard to the need generated by new development, in the context of up-to-date assessments of need. Financial contributions should be related in scale and kind to the proposed development. Flexibility should be provided to take into account site-specific considerations.	Akzo Nobel Pension Scheme [124]
Question 43	Yes	Miss Anne Box [113]
Question 43	Yes.	Chilterns Conservation Board (Mr Colin White) [71]
Question 43	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 43	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 43	Yes	Groundwork Hertfordshire (Ms Sherry Robinson) [170]
Question 43	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 43	Yes, all new housing developments should provide a contribution towards the provision of new community facilities, except where affordable housing only is being built.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 43	The Council should only be seeking a contribution towards the provision of new community facilities from development proposals where it can clearly be demonstrated that such proposals are creating sufficient additional demand to require the need for improved or additional community facilities in the locality of the development.	Banner Homes Limited [159]
Question 43	The Council should only be seeking a contribution towards the provision of new educational facilities from development proposals where it can clearly be demonstrated that such proposals are creating sufficient additional demand to require the need for improved or additional educational facilities in the locality of the development.	Banner Homes Limited [159]
Question 43	Absolutely.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 43	It might not be appropriate for all housing developments to make a contribution. A contribution should be made to the provision of new facilities where there is an identified shortfall of, or proven need for community facilities.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 44	Depends on the circumstances of each site.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 44	Secondary school children from Markyate and Flamstead wish to attend nearer to schools in St. Albans and Harpenden. Their needs must be accommodated. Nearest is not being sensibly applied in rural areas where all secondary schools mean travel and education budget should not make transport be a cost on education as a whole. This is why county is hitting village children yet they shut the schools.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 44	No	Tring Cycling Campaign (Mr John Boielle) [112]
Question 44	Schools are too big (secondary) we need to build 2 new ones	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 44	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 44	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 44	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 44	While it may be the case that many schools have capacity for additional students, the facilities within the schools have not kept up with their expansion in recent years. This is especially true of indoor sport space, which can also provide for community sport and recreation. Schools which used to have 600 on the role now have up to twice that number and if anything access to indoor space is more limited due to exams and other activities. A strategic approach to the need for additional educational/community facilities would help fill this gap with development contribution.	Dacorum Borough Council (Mr Peter Snow) [13]

Question 44	Question - DBC responsible for housing. Education remit of HCC, but finance should be sourced from developers for facilities within schools - don't see conflict by expanding outside schools - not feasible.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 44	More use of out school hours for other activities (a wasted asset).	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 44	Yes.	Dr Victor Sorrocks [100]
Question 44	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 44	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 44	No not solely from contributions	West Herts College (Mrs Lynda Price) [89]
Question 44	No comment	Countryside Agency (Mr Graham King) [62]
Question 44	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 44	There has to be a limit on such demands. But some help may be available.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 44	THIS IS A RECOGNISED REQUIREMENT OF MAJOR DEVELOPMENTS.	LUTON HOO ESTATE [34]
Question 44	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 44	In line with the need to increase the skills and knowledge base of the population across the region, the Council should consider improvements to the quantity and the quality of educational facilities and seek contributions from new housing development towards this objective.	Legal & General (Mr Jeremy Castle) [121]
Question 44	We consider that financial contributions should be determined having regard to the need generated by new development, in the context of up-to-date assessments of need. Financial contributions should be related in scale and kind to the proposed development. Flexibility should be provided to take into account site-specific considerations.	Akzo Nobel Pension Scheme [124]
Question 44	Yes	Miss Anne Box [113]
Question 44	It would not be appropriate for any additional demand to trigger extensions to facilities, but there may be a requirement for contributions, which can be pooled, so that facilities can be improved at the appropriate time. The Education Authority would need to have a role in establishing whether a development proposal actually triggers a requirement for additional facilities taking into account the capacity within the system. For example, whilst a development which generates an additional 30 pupils might justify a contribution towards the provision of a new classroom. a development generating 5 pupils would not. Together with other developments, however, there may be sufficient demand for additional facilities to be provided.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 44	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 44	Section 106 contributions towards education provision: basis is unclear. Parameters should be in public domain - and subject to reviews scrutiny.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 45	Schools are a logical to act as a community focus	Sellwood Planning (Mr R. M Sellwood) [56]
Question 45	Depends on what local community needs.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 45	School sites are now fenced off and deter access. There should be means of allowing general public to cross such sites on footpaths or cycle paths.	Tring Cycling Campaign (Mr John Boiella) [112]
Question 45	They should be totally integrated - flexible use of land and facilities.	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 45	A large one	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 45	They should be multi use areas for all the community.	Dacorum Borough Council (Mr David Gill) [8]
Question 45	All sites should accommodate community use	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]

Question 45	As above. However, we will probably never be able to get young people to feel enthusiastic about returning to their school, out of hours, for recreational purposes.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 45	Sports facilities	Chiltern Society (Mr Guy Patterson) [22]
Question 45	Buildings and land can be used for community services and facilities to act as social centres including life long learning.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 45	Community hall and sports centres for the youth.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 45	Limited.	Dr Victor Sorrocks [100]
Question 45	People should be allowed to use sports facilities and school halls.	WWF (Mrs Hazel Johnson) [31]
Question 45	Each to be considered on merits rather than blanket policy	West Herts College (Mrs Lynda Price) [89]
Question 45	No comment	Countryside Agency (Mr Graham King) [62]
Question 45	FE Provision in practical trades/skills	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 45	Use of building, play areas and sports fields should be encouraged.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 45	THIS IS A STRATEGIC MATTER TO BE AGREED BY STAKEHOLDERS SUCH AS LOCAL EDUCATION AUTHORITIES BUT LAND-USE CONSIDERATIONS CAN ENCOURAGE DIVERSE PROVISION AT EDUCATION SITES SUCH AS IMPROVED ACCESSIBILITY, PARKING, ETC.	Luton Hoo Estate [34]
Question 45	Availability to community out of hours and under supervision, sports etc.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 45	No comment	Legal & General (Mr Jeremy Castle) [121]
Question 45	Schools benefit from offering evening class provision for adults in the community. It encourages participation.	Miss Anne Box [113]
Question 45	Educational sites play a major role in deliering sports facilities for the community and this should be supported. Furthermore, organisations that fund new sports facilities invest a substantial proportional of their funding in educational sites and this is expected to continue. The Building Schools for the Future (BSF) programme should also be noted, as it intends to modernise every secondary school in England. This will include accommodating new community facilities.	Sport England East (Mr Roy Warren) [73]
Question 45	Increased use of sports facilities outside of school hours may require the provision of lighting and in rural areas this leads to detrimental impacts on the environment.	Chilterns Conservation Board (Mr Colin White) [71]
Question 45	Open up their facilities to other users out of school hours.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 45	There are 2 potential scenarios in this respect. A school clearly plays an important part in community provision. Where a school offers its facilities for dual use purposes, possible providing new facilities to extend provision, this assists in building vitality and viability into local communities. However, there will on occasion be schools which are surplus to requirements or play a part in the Education Authority's review of schools in an area. These sites may be better located from the perspective of sustainability and in relation to the sequential test in PPG3 than a competing green field site on the edge of a settlement. Proven demand for community uses may be capable of being satisfied in a redevelopment without using the whole of a site. the fluidity of the situation needs to be acknowledged in the LDF.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 45	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]

Question 45	Great caution should be exercised before revealing school land for development - especially in Hemel Hempstead where more dwellings will be sited. Otherwise, should already engage in community activities.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 46	Depends on the actual level of demand	Sellwood Planning (Mr R. M Sellwood) [56]
Question 46	Selected schools only. If there is an identified need. But to expect parents to take the lead is not realistic, the need means just that they need help not extra work.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 46	Selected only.	Tring Cycling Campaign (Mr John Boielle) [112]
Question 46	Yes	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 46	Mostly in the secondary schools, with Kings Langley being the most important being the largest settlement without a sports facility.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 46	Any.	WWF (Mrs Hazel Johnson) [31]
Question 46	At any where a need has been shown	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 46	Selected schools.	Dacorum Borough Council (Mr David Gill) [8]
Question 46	Selected	Chiltern Society (Mr Guy Patterson) [22]
Question 46	Whole programme rooted by HMG seems unworkable but in any case Educational Authority responsibility.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 46	Any facilities.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 46	At any school.	Dr Victor Sorrocks [100]
Question 46	Provide at any school facility	West Herts College (Mrs Lynda Price) [89]
Question 46	No comment	Countryside Agency (Mr Graham King) [62]
Question 46	At selected	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 46	Where appropriate.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 46	No comment	Legal & General (Mr Jeremy Castle) [121]
Question 46	Wherever appropriate to the community.	Miss Anne Box [113]
Question 46	A flexible approach should be taken in terms of which sites additional development should be permitted. The scale and nature of new facilities associated with the extended schools programme will vary from site to site and will depend on factors such as local community facility needs and the specialism of the school.	Sport England East (Mr Roy Warren) [73]
Question 46	At any/all school facilities.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 46	The views of the LEA should be sought in this respect. Further comments will be made once we have discussed this with the LEA.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 46	Selected schools - as viability cannot be sustained across the borough.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 47	Can only be decided in the context of each school site. Some may have a wider community use, others may be better redeveloped for housing.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 47	It depends on what the needs are at the time. Yes in principal.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 47	Social and leisure. The youth of Hemel, are very disaffected and the closing down of the Art Centre etc may have contributed to this. Something creative should be on offer to all ages.	Miss Anne Box [113]
Question 47	Any use - but they should not be left empty to attract vandals.	Tring Cycling Campaign (Mr John Boielle) [112]
Question 47	Depends on circs - soc/community/leisure	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 47	Alternative community use	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 47	Housing and green space.	Dacorum Borough Council (Mr David Gill) [8]

Question 47	Any school facilities	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 47	Where possible and appropriate and where there is some way of operating the facility, preferably by community empowerment and engagement.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 47	Adult education	Chiltern Society (Mr Guy Patterson) [22]
Question 47	Alternative social/community like Drama & Music Clubs, Arts Centres, Drop in Centres, Youth Clubs in fact use the model of the Boxmoor Hall.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 47	Yes.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 47	Used for social/community use.	Dr Victor Sorrocks [100]
Question 47	More houses will mean more facilities for education required.	WWF (Mrs Hazel Johnson) [31]
Question 47	No comment	Countryside Agency (Mr Graham King) [62]
Question 47	Alternative social/community use	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 47	Housing.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 47	PREFERENCE TO RETAIN FOR COMMUNITY USE IF VIABLE	Luton Hoo Estate [34]
Question 47	Leisure, community use.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 47	No comment	Legal & General (Mr Jeremy Castle) [121]
Question 47	Surplus school premises should be considered for meeting local community needs in the first instance. Sport England would object the disposal of school playing fields or sports facilities unless a local assessment of needs satisfactorily demonstrates that there is a surplus of such provision.	Sport England East (Mr Roy Warren) [73]
Question 47	Yes.	Chilterns Conservation Board (Mr Colin White) [71]
Question 47	Either alternative social/community or leisure issues	Groundwork Hertfordshire (Ms Sherry Robinson) [170]
Question 47	Yes they could be used by a variety of community groups.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 47	Please see comments made above. An element of flexibility is required to allow the LEA to make the best use of its assets in providing an effective school service. In some instances other community facilities may be provided whilst in others, alternative development will be appropriate. This will also partly depend on the characteristics and location of the site in question.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 47	Social/Community/Leisure use. See 45.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 47	The County Council supports the provision of facilities to meet educational needs. If such facilities become surplus to requirements, consideration should be given to all potential alternative uses, and should not be restricted to social/community and leisure services.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 48	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 48	Yes - Do not do anything on land that will prevent better access from M1 from hospital ie. build the planned access road, build the nurses flatlets - if still blighted by uncertainty let to other key workers but the switch to Watford is MAD.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 48	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind, English Nature cannot yet express a preference or advise about the acceptability of the options presented.	English Nature (Mr Neil Fuller) [128]
Question 48	Yes	Tring Cycling Campaign (Mr John Boielle) [112]

Question 48	Yes - but does that do any good	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 48	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 48	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 48	It would be helpful if this could be maintained until sites are secured for mental health reprovion	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 48	I do not believe it is possible to make any other decision until there is a clear commitment to the future of the hospital.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 48	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 48	Yes. The land was always earmarked for the Hospital. It should be promoted as a Public Open Space and properly maintained with a Management Plan like Shrubhill Common.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 48	Yes, but firstly keep the hospital.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 48	Yes.	Dr Victor Sorrocks [100]
Question 48	Keep land for hospital.	WWF (Mrs Hazel Johnson) [31]
Question 48	yes	West Herts College (Mrs Lynda Price) [89]
Question 48	No comment	Countryside Agency (Mr Graham King) [62]
Question 48	No	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 48	Did not know DBC owned this land. A lot depends on access - but yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 48	IF PROJECTED HEALTHCARE GROWTH REQUIRES ADDITIONAL LAND THEN THIS SITE MAY BE APPROPRIATE.	Luton Hoo Estate [34]
Question 48	Retain the hospital and use designated land for associated health purposes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 48	EP would like to refer to its previous representations on the Site Allocations DPD made in November 2005, which proposed that, subject to cessation of requirement for hospital expansion and associated staff accommodation, the site at West Herts Hospital be used for affordable and key worker housing accommodation.	English Partnerships (Mr Mark White) [37]
Question 48	No comment	Legal & General (Mr Jeremy Castle) [121]
Question 48	Yes - but we must keep the Hospital and all its departments open.	Miss Anne Box [113]
Question 48	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 48	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 48	Health facilities should be provided at locations which best meet the likely needs of those using facilities. The existing hospital site may be an obvious location however other sites should not be excluded from consideration. The same applies for the use of the land for other community uses - it depends on whether there are alternative locations which might better serve catchment	Hertfordshire County Council (Ms Laura Langley) [133]
Question 48	It would be premature to release existing land until plans are clearer for the hospital. The PCT should be encouraged to develop a multi purpose facility that includes a GP practice.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 49	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 49	Yes - There must be transport provided so these facilities can be used by residents of the rural area. People want local facilities and need to work to meet this.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 49	Many leisure facilities have become disused or removed due to lack of maintenance - provision and location are not sufficient	Tring Cycling Campaign (Mr John Boielle) [112]
Question 49	Yes - and encourage major clubs e.g. Camelot, HH Cricket and Tring FC to have a wide range of mixed sport	Boxmoor Trust (Mrs Jean Sniders) [154]

Question 49	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 49	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 49	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 49	Leisure is such a broad term that it is difficult to respond to this question. However, I would refer you to 44, 45 and 46 above. Leisure should include the provision of parks and open space and there is a clear deficiency in some areas, in particular east Berkhamsted. Landscape and Recreation is producing a Green Space Strategy which I expect will identify such deficiencies and I trust that this will be used as supplementary guidance.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 49	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 49	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 49	Yes.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 49	Yes.	Dr Victor Sorrocks [100]
Question 49	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 49	yes	West Herts College (Mrs Lynda Price) [89]
Question 49	Yes	Countryside Agency (Mr Graham King) [62]
Question 49	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 49	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 49	Yes	English Partnerships (Mr Mark White) [37]
Question 49	FURTHER GUIDANCE IS REQUIRED.	Luton Hoo Estate [34]
Question 49	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 49	This approach is agreed. The area to the south east of Berkhamsted has the potential to provide significant additional and enhanced recreational facilities and improved school playing fields as part of a sustainable urban extension. This provision could include indoor leisure facilities to serve the south eastern quadrant of the town.	Legal & General (Mr Jeremy Castle) [121]
Question 49	The principle of providing broad guidance on the location of facilities is supported as it gives more certainty to developers and the community about where it will be acceptable to provide facilities. However, policies should not be too prescriptive on location. The principle of attaching high priority to the provision of leisure facilities is supported by Sport England.	Sport England East (Mr Roy Warren) [73]
Question 49	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]

Question 49	English Nature supports the approach to provide developers with an appropriate steer so long as the direction is developed via an information-led approach that seeks to conserve and enhance the significant nature conservation assets of the Borough, alongside other environmental objectives (such as water resource management). It is important that the development options are appraised against sustainable development criteria that emerge out of the SEA consultation. On this basis, English Nature supports broad guidance to promote a structured strategic approach to the development of leisure facilities within the Borough. English Nature regards accessible natural greenspace as an important component of the leisure facilities of the Borough. Along with the spatial representations of nature conservation sites (county wildlife site review, SSSI network, LNRs, nature conservation strategy), the open space strategy can provide an indication as to where opportunities should be sought to create wildlife-rich greenspace to meet community needs. A strategic approach to developing this green infrastructure can ensure environmental targets are met (BAP targets, SSSI condition targets (National Government Department Defra has a Public Service Agreement target to bring 95% of nationally important wildlife sites including SSSIs into favourable condition by 2010) accessible	English Nature (Mr Neil Fuller) [128]
Question 49	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 49	Questions 49 and 50. Broad guidance on the location of leisure facilities according to type of facility is required.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 49	Yes, broad guidance is needed to ensure a comprehensive provision across the Borough. It would be appropriate for the Core Strategy to identify whether there is a need/demand for leisure facilities of a town/Borough or wider significance.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 49	Yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 50	No	Sellwood Planning (Mr R. M Sellwood) [56]
Question 50	Theatre/stadium.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 50	Yes - I think we should have an olympic pool and go for a major team location for the olympics. With housing, making benefits for the future. Funds will be available now if ever got them. Make the pool adoptable for mixed use with more leisure activities attached by good design now.	Markyate Parish Council (Mrs Jennifer Bismire) [152]
Question 50	Major leisure facilities should be compatible with bus and resid dev. Private funding essential	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 50	No.	New Conservation Society (Mr Gruff Edwards) [6]
Question 50	Museum and stadium in Hemel Hempstead. Improved bus station.	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 50	Arts and leisure complex in central Hemel Hempstead to encourage 'cafe culture'.	Dacorum Borough Council (Mr David Gill) [8]
Question 50	No	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 50	Not only will a stadium provide those much needed facilities, it will also bring forward land suitable for residential development.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 50	A performing Arts Venue adequate for Orchestral Concerts and Theatre performances.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 50	A loaded question. The town does not have adequate parking as it is - hospitals are more important.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 50	No.	Dr Victor Sorrocks [100]
Question 50	Arts centre with space for major exhibitions, a museum and a full size theatre	Chiltern Society (Mr Guy Patterson) [22]

Question 50	Entertainment centre catering for all. We are not all sports fans and the elderly cannot be expected to do physical exercise at gyms or go clubbing! Need theatre type of entertainment.	WWF (Mrs Hazel Johnson) [31]
Question 50	none	West Herts College (Mrs Lynda Price) [89]
Question 50	No comment	Countryside Agency (Mr Graham King) [62]
Question 50	more youth centres	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 50	Would there be enough support for a stadium?	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 50	Stadium would enhance the borough by providing facilities for large sporting and social events. Improve/increase swimming facilities.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 50	No comment	Legal & General (Mr Jeremy Castle) [121]
Question 50	No specific views on major facilities. However, the Council is advised to consider the findings of a new regional sports facility strategy shortly to be published by Sport England. This will identify gaps and deficiencies in community sports facility provision. The Council also needs to ensure that a demonstrable need exists for major sports facilities before any specific proposals are progressed through the LDF.	Sport England East (Mr Roy Warren) [73]
Question 50	Voluntary sector - one stop shop to voluntary sector building.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 50	Arguably stadium - but Berkhamsted FC also would like an improved location and stadium.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 50	The edge of urban sites will need to be considered for a range of uses, potentially forming part of a mixed use urban extension to the east of the town.	The Crown Estate [176]
Question 50	The County Council is aware of the potential for a stadium in Hemel Hempstead.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 51	The appropriate course of action will be dependent on the characteristic of each case.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 51	Provision should be made in all significant new developments.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 51	Herts County Council have a huge backlog of rights of way access decisions. This should be speeded up and Dacorum should attend and encourage the local access forum, (and bear it in mind when making strategies).	Tring Cycling Campaign (Mr John Boielle) [112]
Question 51	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 51	Yes and the Planning Gain Supplement would appear to support this policy direction.	The National Trust (Mr Michael Stubbs) [75]
Question 51	In areas of deficiency only	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 51	New provision should be made in all new developments	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 51	Suitable provision should be made wherever possible but not at the expense of quality. Open space should be provided to agreed minimum standards, taking into account use, amenity value and maintenance. Any smaller areas of landscape in new developments should be within the boundary of individual houses, as they are uneconomic to maintain. New parks should be provided where there is an identified deficiency.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 51	Neither. A town should be designed round significant areas of open space	Chiltern Society (Mr Guy Patterson) [22]
Question 51	Yes - Financial contribution from what or whom? Do you mean sponsorship, lottery grants? Isn't acquiring open space and new provision the same thing?	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 51	The distinctions are not clear in Q51. 'Contributions' does not seem to fit well with 'a planning obligation'. A deficiency is by definition something that has occurred and is therefore not appropriate to new development.	Dr Victor Sorrocks [100]
Question 51	Seek financial contribution.	WWF (Mrs Hazel Johnson) [31]

Question 51	yes in principle but subject to the form and type of development proposed.	West Herts College (Mrs Lynda Price) [89]
Question 51	We would tend to support the second option. Good quality access to greenspace will become more important to urban people as brownfield sites are redeveloped. It will be important to provide clear guidance on the quantity and type of open space to be available and to be provided with new development, not simply in areas of current deficiency.	Countryside Agency (Mr Graham King) [62]
Question 51	New provision in large developments.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 51	EP would comment that policy in this area should be consistent with national planning policy guidance in PPG17.	English Partnerships (Mr Mark White) [37]
Question 51	EACH DEVELOPMENT NEEDS TO BE INDIVIDUALLY ASSESSED FOR EITHER ON-SITE OR OFF-SITE PROVISION, DEPENDING ON SIZE, LOCATION.	Luton Hoo Estate [34]
Question 51	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 51	This approach is agreed. The area to the south east of Berkhamsted has the potential to provide significant additional and enhanced recreational facilities and improved private school playing fields as part of a sustainable urban extension. This provision could include indoor leisure facilities to serve the south eastern quadrant of the town.	Legal & General (Mr Jeremy Castle) [121]
Question 51	It may not be appropriate or viable to require all "significant" new developments to provide public open space, therefore we consider that seeking qualitative improvements to existing provision, off-site provision, or financial contributions may be the best way of achieving new provision. We consider that financial contributions should be determined having regard to the need generated by new development, in the context of up-to-date assessments of need. Financial contributions should be related in scale and kind to the proposed development. Flexibility should be provided to take into account site-specific considerations.	Akzo Nobel Pension Scheme [124]
Question 51	Greenspace next to noisy RDs - useless. Plans need to tie in with green corridor. S.106 agreement to provide landscaped areas etc. are good but become a burden on the payer in long term.	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 51	Financial contributions from developments that would be used for providing or improving facilities off-site is considered to be more appropriate than on-site provision being made. Sport England would advocate that contributions are secured from the majority of developments, apart from any large urban extensions where potential may exist to create large areas of open space that can be used for a range of outdoor sports.	Sport England East (Mr Roy Warren) [73]
Question 51	The contributions sought should be suitable to address the specific requirements of the location. In some locations there may be significant drivers to enhance the locality for its biodiversity interest, consistent with PPS9. In others, sufficient accessible greenspace or landscape conservation may be the key driver. English Nature encourages the appropriate use of planning tools to ensure that significant nature conservation assets are conserved and enhanced within the Borough.	English Nature (Mr Neil Fuller) [128]
Question 51	Combination of both.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 51	Both. Berkhamsted has a serious shortfall in provision of community recreational space and community facility.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 51	Provision should be dependent on local need and circumstances, therefore financial contributions should be sought where there is an identified deficiency.	Hertfordshire County Council (Ms Laura Langley) [133]

Question 52	There should be presumption against the loss of open space unless exceptional circumstances can be shown	Sellwood Planning (Mr R. M Sellwood) [56]
Question 52	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 52	While protection of open space which is performing a function in meeting local need is a valid goal, there may be some areas currently designated as open space where there is no deficiency. Again, a sequential approach to the identification of appropriate sites to accommodate development may reveal that some such sites are more sustainable than other Greenfield sites being considered for release, and under such circumstances it would be appropriate to review the open space designation. In some instances, where schools are washed over, on the local development map, by protective open space policy, it can make both expansion and/or redevelopment more difficult to deal with. An element of flexibility is required.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 52	Yes	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 52	No	Tring Cycling Campaign (Mr John Boielle) [112]
Question 52	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 52	Yes.	New Conservation Society (Mr Gruff Edwards) [6]
Question 52	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 52	No.	Dacorum Borough Council (Mr David Gill) [8]
Question 52	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 52	No although this should be the presumption. It could be that the loss of some open space could be compensated by more useful and significant space.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 52	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 52	Yes, once lost we will get them back.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 52	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 52	Open space should be protected only if it is providing a specific amenity that cannot be relocated elsewhere. Poor quality open space may be improved by development with good permeability and good landscaping.	Stanhope plc [69]
Question 52	Yes.	Dr Victor Sorrocks [100]
Question 52	no	West Herts College (Mrs Lynda Price) [89]
Question 52	We would support policies that encourage the protection and provision of 'natural' open space to meet the needs of a community for informal areas that everyone can use and enjoy. The Agency advocates an approach which looks beyond any set quota as used might be set for formal recreation/sports facilities and thinks more in terms of providing a coherent network of open spaces and greenways within a settlement to meet the community's needs for informal greenspace, which closely relates to the form, structure and character of a settlement within the broader landscape are provides safe access to the surrounding countryside. We would recommend the authority to give careful consideration to the preparation of a green infrastructure strategy for the District/Borough and would be pleased to offer initial advice on approaches, with reference to similar initiatives elsewhere.	Countryside Agency (Mr Graham King) [62]
Question 52	New provision in all sig. new devs	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 52	No	Dacorum Borough Council (Cllr N. Hollinghurst) [23]

Question 52	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 52	EP would comment that protecting open space from all kinds of development would be inconsistent with national planning policy guidance in PPG17.	English Partnerships (Mr Mark White) [37]
Question 52	OPEN SPACE AUDIT IS REQUIRED AND REGULARLY REVIEWED SO THAT SOME DEVELOPMENT AND ALTERNATIVE PROVISION MAY TAKE PLACE.	Luton Hoo Estate [34]
Question 52	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 52	Public open space should be protected if it is identified as a priority in the Council's PPG17 public open space strategy. The strategy may identify surplus public open space which could be redeveloped, realing funds for providing additional open space where there are deficiencies.	Legal & General (Mr Jeremy Castle) [121]
Question 52	No, all open space in the Borough must be assessed for its recreational and ecological value, which will enable the Borough to identify areas where there is surplus provision of open space, and areas where additional supply is required. Then policies which protect areas which are required can be applied.	Apsley Development Limited (Mr John James) [108]
Question 52	No - unrealistic, but there is a need to protect vital sites and green corridors.	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 52	Yes, with sufficient resource to enforce it is maintained.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 52	Yes, in that quality of life and open space/natural space are linked (the biophilia theory). To maintain a feeling of 'liveability' we must protect and enhance the provision of open space and natural space. English Nature have previously done work on this which suggests that a clear minimum threshold of 2 hectares of natural open space is necessary to promote biodiversity and engender tranquility as a counter to everyday stress.	The National Trust (Mr Michael Stubbs) [75]
Question 52	Sport England would expect playing fields and outdoor sports facilities to be protected from development, unless development would accord with the exceptions set out in PPG17 and Sport England's playing fields policy.	Sport England East (Mr Roy Warren) [73]
Question 52	Yes	Groundwork Hertfordshire (Ms Sherry Robinson) [170]
Question 52	No consistent with PPS9 (and the ODPM Circular 06/2005), English Nature recommends application of the hierarchical approach to nature conservation sites when considering land allocation and planning applications. The significance of the site needs to be adequately considered through an information-led approach. Sites of identified nature conservation significance should be protected and enhanced, as directed within PPS9 (ODPM Circular 06/2005). Also if key sites are identified within a strategic approach to developing green infrastructure (see Q49) these should be protected through suitable policy measures.	English Nature (Mr Neil Fuller) [128]
Question 52	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 52	Within urban envelope - open space should only be sacrificed as a last resort.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 52	No, all open space in the Borough must be assessed for its recreational and ecological value, which will enable the Borough to identify areas where there is surplus provision of open space, and areas where additional supply is required. Then policies which protect the areas which are required can be applied.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 52	It is important that land that is identified in the site allocations document as open land is protected as part of the urban structure.	The Crown Estate [176]

Question 52	No, there are privately owned undeveloped sites which although considered to be open space by the Council, are not accessible by the general public.	Banner Homes Limited [159]
Question 52	The protection of open space should reflect the supply and need for different types of green space (e.g. allotments, playing fields). It is important that sufficient provision exists to meet local community needs. If a surplus is identified and there is a shortfall of land for other types of development, it may be appropriate to release open space for development.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 53	Depends on the circumstances of the case.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 53	No.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 53	No	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 53	See response to 52 above. It may be possible to demonstrate that the redevelopment of a site in a location where there is no deficiency in open space, or where open space provision is incapable of being improved. Under such circumstances, where development takes place, it may be appropriate to seek the contributions towards open space provision which are referred to in question 51.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 53	No	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 53	No	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 53	Yes	Tring Cycling Campaign (Mr John Boielle) [112]
Question 53	No	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 53	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 53	Only in special circumstances	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 53	Subtle change to open land! Please see the answer to Question 8.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 53	It might be possible to move it to create a significant area elsewhere.	Chiltern Society (Mr Guy Patterson) [22]
Question 53	All open land to be retained. How can losing some improve somewhere else? In some cases there could be a beneficial trade-off.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 53	Yes but only if overall there is no loss in area terms.	Dr Victor Sorrocks [100]
Question 53	Keep all open space.	WWF (Mrs Hazel Johnson) [31]
Question 53	Poor quality or underused open space may be relinquished if a development is likely to improve the overall quality of other open space. Where alternative provision can be made in an acceptable area, open space should not be retained for its own sake.	Stanhope plc [69]
Question 53	yes	West Herts College (Mrs Lynda Price) [89]
Question 53	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 53	No.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 53	EP would like to refer to its previous representations on the Site Allocations DPD made in November 2005, which proposed that Open Land at the Caravan Site at Buncefield Lane's status be changed from safeguarded open land be allocated as a General Employment Area Proposal Site for industry and storage distribution, subject to relocation of existing touring, camping and caravan site..	English Partnerships (Mr Mark White) [37]
Question 53	AGREED.	Luton Hoo Estate [34]
Question 53	Alternative provision.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]

Question 53	It is likely that some open space areas could be lost to help improve other areas. However, this does not apply to south eastern Berkhamsted, where there is understood to be a current deficiency. Proposals for sustainable urban extension in this area have been sent to the Council for consideration, and could do much to redress the deficiencies in this area and enhance the quality of existing provision.	Legal & General (Mr Jeremy Castle) [121]
Question 53	Where existing open space is surplus to requirements the Council must ensure that the land is put to good use to service the existing population, whether this is through regeneration of the open space, or allowing alternative uses on the land, such as housing. This approach is enforced through PPG17, which requires Local Authorities to undertake audits of their open space. The purpose of these audits is to recognise that where existing open space is no longer required, alternative uses can be considered acceptable.	Apsley Development Limited (Mr John James) [108]
Question 53	This should be considered.	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 53	It will heavily depend on the function and proximity of this land. As a benchmark all residents need to be within walking distance of open space, including natural open space.	The National Trust (Mr Michael Stubbs) [75]
Question 53	The loss of open space containing sports facilities may be acceptable in principle if replacement provision can be made that is a least equivalent in quantity, quality, accessibility etc. Disposing of open space to enable improvements to the quality of other open space, would in general be objected to.	Sport England East (Mr Roy Warren) [73]
Question 53	No.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 53	English Nature recommends an information-led approach that seeks to conserve and enhance the significant nature conservaitn assets of the Borough, alongside other environmental objectives (such as water resource management). it is important that the options proposed are appraised against sustainable development criteria that emerge out of the SEA consultation. With this in mind English Nature would reserved judgement until the specifics of the location and situaiton are known. However we can state that significant nature conservation sites may be subject to the legislative provisions and national policy guidance set out within PPS9. In general English Nature advise that where development may adversely affect environmental interests and harm cannot be avoided, it should be minimised by mitigation and compensatory measures to offset the harm should be provided as far as is practicably possible.	English Nature (Mr Neil Fuller) [128]
Question 53	See 52. If space is no longer appropriate then alternative provision should be made. Urban fringes - land could be acquired for public open space.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 53	Where existing open space is surplus to requirements the Council must ensure that the land is put to good use to service the existing population, whether this is through regeneration of the open space, or allowing alternative uses on the land, such as housing.	Beechwood Homes Ltd. (Mr Robert Parker) [175]

Question 53	Yes, where there are undeveloped sites on the edge of existing settlements which do not provide visual amenity value or open space with public access, then such sites should be considered to be included within the settlement boundary to provide additional housing and the provision of open space accessible to the public.	Banner Homes Limited [159]
Question 53	If there is a surplus of open space provision in a locality, it may be that the site is released and the quality of other open space is improved or alternative provision is made.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 54	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 54	No.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 54	Yes - but money talks and it should not.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 54	It is not clear what is meant by 'sensitive development' in bullet point 1. In bullet points 3 and 4 enrichment may not always be appropriate and not all habitats would be appropriate locally. An additional principle should be that any extension of biodiversity should be locally appropriate with regard to habitat type and species. Surprisingly there is little mention of agriculture in this section, or of recreation, including the accessibility of the countryside.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 54	The approach adopted needs to better reflect the important attached to maintaining economic activity in the countryside which is encouraged by PPS7. PPS7 aspires to achieving sustainable rural communities which relies upon a level of economic growth and employment. The countryside should be regarded as dynamic and changing resource, and the need to provide employment, services and facilities within it is positively addressed as a principle within the ore strategy document.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 54	Agree with principles. Suggest that the word 'countryside' is changed to 'natural environment'.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]
Question 54	The PCT agrees with the key management principles	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 54	History would lead us to maintaining pigs in each wood.	Tring Cycling Campaign (Mr John Boielle) [112]
Question 54	Maintenance of public rights of way. Enforcement of rules, re. use of motorised vehicles on paths and public open spaces.	New Conservation Society (Mr Gruff Edwards) [6]
Question 54	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 54	Agree.	Dacorum Borough Council (Mr David Gill) [8]
Question 54	Yes but there is no mention of the human interest. I would like to see access and recreation included, as well as education to improve knowledge, appreciation and understanding.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 54	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 54	Agree.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 54	Yes.	Dr Victor Sorrocks [100]
Question 54	Yes. Wetland conservation should have high priority measures against water pollution - monitoring agricultural practices eg. nitrates. Road run-off to be filtered, silt traps installed and maintained. All measures to protect water sources v.important.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 54	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 54	yes	West Herts College (Mrs Lynda Price) [89]

Question 54	Yes these are excellent principles	Countryside Agency (Mr Graham King) [62]
Question 54	Yes No	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 54	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 54	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 54	This approach is agreed	Legal & General (Mr Jeremy Castle) [121]
Question 54	Yes. Keep it free from litter and graffiti. Rivers Gade & Bulbourne. Set traps for mink so that baby swans won't get predated upon on the Grand Union Canal (especially near B&Q Apsley).	Miss Anne Box [113]
Question 54	Education of the value of our environ & heritage also DBC operating need to understand more about what they are managing and set an example.	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 54	It should be based on a sound understanding of the land. Plans provide the key to optimising the land for wildlife conservation.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 54	We would suggest that 'historic character' be replaced with 'historic landscape character' (including 'registered landscapes').	The National Trust (Mr Michael Stubbs) [75]
Question 54	Yes, and the recognition given to the importance of water and its sustainable use is welcomed.	Chilterns Conservation Board (Mr Colin White) [71]
Question 54	Agree	CDA for HERTS (Mr Duncan Adams) [17]
Question 54	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 54	English Nature supports the stated management principles. English Nature advises that opportunities should be sought to make progress towards a number of key targets, listed below: i) Conservation and enhancement of SSSI and SAC sites to restore and maintain sites in PSA (National Government Department Defra has a Public Service Agreement target to bring 95% of nationally important wildlife sites, including SSIs into favourable condition by 2010) target condition status ii) Biodiversity Action Plan targets iii) Adopted Nature Conservation Strategy targets iv) AONB Management Plan targets v) European protected species population targets	English Nature (Mr Neil Fuller) [128]
Question 54	Yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 54	These principles are consistent with policy ENV2 draft EoE Plan. However, in taking this strategy forward the Borough should ensure it develops robust criteria based policies as expressed in policy ENV2.	EERA (Mr Ishaku Maitumbi) [164]

Question 54	The planning system mainly assists with protection of landscape assets and promotes high quality design. The principles themselves are supported. However they do not directly address countryside management. Another statement should be inserted which highlights the importance of continuing land management techniques (which ensure that landscapes and habitats are maintained and enhance). This is usually achieved by agricultural activities (where intensification has not degraded habitats) and new agri-environment schemes. A further principle should relate to tree protection and the value of the tree stock as a whole.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 55	The most important assets and resources have been identified.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]
Question 55	Yes - but could be added to by detailed checking before any moves made on a site.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 55	Additional important assets include: grassland of various types, the footpath/bridleway network.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 55	Yes	Tring Cycling Campaign (Mr John Boielle) [112]
Question 55	The identified assets appear to be acceptable in principle, but the Council should take account of the quality of existin historic parklands. Some of these, such as part of the Harewood Park north of the A41 at Berkhamsted, have been considerably degraded. This area represents a more typical urban fringe environment, where the historic parkland characteristics have been eroded and piecemeal development has taken place. Accordingly, it is an area which could accommodate further development community facilities and landscape enhancement to provide a more attractive and accessible urban fringe, retaining some of the former parkland features as signals to its historic past.	Legal & General (Mr Jeremy Castle) [121]
Question 55	Common land should be added e.g. Chipperfield Common	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 55	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 55	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 55	I am unsure of the significance of the opening sentence. Management does not inevitably lead to change. I would add three details or refinements. 1. I would wish to protect woodland, regardless of whether it is ancient semi-natural or not. 2. I would want to include all parkland - defining it as in the document could leave much of our parkland vulnerable as it may not be seen as historic. 3. Include archaeological sites or sites of archaeological significance.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 55	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 55	I think so.	Hemel Hempstead Crime Prevention Panel (Mr A. D. Coley) [10]
Question 55	Yes.	Dr Victor Sorrocks [100]
Question 55	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 55	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 55	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 55	yes	West Herts College (Mrs Lynda Price) [89]
Question 55	Yes - but the quite proper concern to conserve these key assets should not divert attention from the importance of improving stewardship of the broad fabric of the wider countryside.	Countryside Agency (Mr Graham King) [62]

Question 55	What about sites of archeological interest?	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 55	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 55	See above.	Miss Anne Box [113]
Question 55	Yes. Some good grassland have been improved by DBC - these could gradually be reinstated instead of cut regularly.	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 55	Yes, if open space should also be taken to include 'natural' open space.	The National Trust (Mr Michael Stubbs) [75]
Question 55	Yes, however the Council needs to 'conserve and enhance' not merely 'protect' such assest.	Chilterns Conservation Board (Mr Colin White) [71]
Question 55	In full agreement with statement 'should simply be retained for (its) own sake or as a basis for extending good practice over the wider countryside'. However, we hope that recognition will be given to many other parks and gardens not featured on the national register.	Hertfordshire Gardens Trust (Ms Pat Livesey) [150]
Question 55	Country Wildlife sites should be added to the list of priorities for protection.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 55	May I suggest expanding the Grand Union Canal corridor.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 55	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 55	English Nature advises that county wildlife sites, legally protected species & BAP priority habitats and species (as per PPS9) should be included within Issue 2. In addition to this the list should make reference to significant habitats and wildlife corridors identified within the Borough's Nature Conservation Strategies.	English Nature (Mr Neil Fuller) [128]
Question 55	Yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 55	Historic landscape features should include registered parks and gardens, listed buildings and nationally important archaeological sites listed in the Hertfordshire Historic Environment Record. Wildlife sites and protected species should be mentioned, and Biodiversity Action Plan priority habitats and species included.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 56	I support it, but it does not seem to keep up with improvements, let alone any extensions.	Tring Cycling Campaign (Mr John Boielle) [112]
Question 56	Yes. Have we ever seen this study? Dacorum Urban Nature can society study? Private land does not generally have access so much sites needs looking at before saying how they should be categorised. Would like to see comments on Markyate before saying ok.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 56	Yes, we support the Urban Nature Conservation Study approach of improving and extending biodiversity sites and networks in the countryside and in towns and large villages.	CPRE - The Hertfordshire Society (Mr Rick Sanderson) [115]
Question 56	Yes	Countryside Agency (Mr Graham King) [62]
Question 56	Yes.	New Conservation Society (Mr Gruff Edwards) [6]
Question 56	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 56	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 56	(a) Yes (b) Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 56	Yes, although I have real concerns about the Council's (and other land owners) commitment and ability to resource the proper management and maintenance of the features identified in the document.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 56	Yes	Chiltern Society (Mr Guy Patterson) [22]

Question 56	In favour of conservation and to a certain extent improving biodiversity but not in favour of 'man' over-managing this aspect. Nature has to find its own way.	Dr Victor Sorrocks [100]
Question 56	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 56	Both.	WWF (Mrs Hazel Johnson) [31]
Question 56	yes	West Herts College (Mrs Lynda Price) [89]
Question 56	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 56	No	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 56	Yes to both.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 56	Countryside, large villages.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 56	This approach is agreed. Some biodiversity and habitats exist in the area south east of Berkhamsted and could be considerably enhanced alongside fully financed long term management plans, as part of a sustainable urban extension package in this area.	Legal & General (Mr Jeremy Castle) [121]
Question 56	Yes - both.	Miss Anne Box [113]
Question 56	Yes	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 56	We strongly support this policy.	The National Trust (Mr Michael Stubbs) [75]
Question 56	Yes.	Chilterns Conservation Board (Mr Colin White) [71]
Question 56	Yes, opportunities to contribute to the implementation of targets within biodiversity action plans should be highlighted.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 56	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 56	Yes	Groundwork Hertfordshire (Ms Sherry Robinson) [170]
Question 56	A. Yes. B. Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 56	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 56	Yes. English Nature supports the approach advocated. Opportunities should be sought to add to the green infrastructure network through measures such as: appropriate land-use allocation, Local Nature Reserve Designation and working in partnership with key organisations such as HBRC, HMMVT, CMS, English Nature, Rural Development Service, Countryside Agency (and Natural England), Chilterns AONB, Environment Agency, Forestry Commission, Woodland Trust to meet mutual conservation objectives.	English Nature (Mr Neil Fuller) [128]
Question 56	Yes to both.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 56	The Urban Nature Conservation study provides a strategic approach to conservation. Wildlife sites were identified by the County Habitat Survey project operated by the Herts and Middlesex Wildlife Trust and the Hertfordshire Biological Records Centre. The project is now administered by a partnership of which the two bodies are the principal contributors. Parklands are considered to be significant locally (e.g. at Tring Park and Ashridge) and in Hertfordshire generally. Orchards are a BAP priority habitat.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 57	Links to sites are more outgrown than used to be the case. Green corridors disappear in unwanted vegetation (brambles etc.)	Tring Cycling Campaign (Mr John Boielle) [112]
Question 57	No.	Dacorum Borough Council (Mr David Gill) [8]
Question 57	Water courses. Ancient hedgerows.	WWF (Mrs Hazel Johnson) [31]

Question 57	Avoid the spread of horse grazing and associated buildings.	New Conservation Society (Mr Gruff Edwards) [6]
Question 57	Enhancement and conservation of ponds	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 57	No	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 57	Dedicated service budgets for the management and maintenance to enhance biodiversity.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 57	Biodiversity management should be applied to parks in respect of planting and grass mowing regimes.	Chiltern Society (Mr Guy Patterson) [22]
Question 57	Protection of miners and working with the EA and Three Rivers to implement the Halcrow (Bulbourne) and Jacobs Gibbs (Gade) recommendations.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 57	no	West Herts College (Mrs Lynda Price) [89]
Question 57	No	Countryside Agency (Mr Graham King) [62]
Question 57	No.	Dr Victor Sorrocks [100]
Question 57	See response to Question 56 above	Legal & General (Mr Jeremy Castle) [121]
Question 57	Does there have to be angling on the Grand Union - specially the pleasure - lines, hooks and floats which become entangled and a constant danger to swans etc.	Miss Anne Box [113]
Question 57	DBC should focus more in education about local environment and set more examples of good practice.	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 57	That access to natural open space is vital to 'livability' but that as a population grows, so does the provision of such space.	The National Trust (Mr Michael Stubbs) [75]
Question 57	The Biodiversity Action Plan for Hertfordshire should provide the priorities and rationales for nature conservation. Dacorum should be represented on the BAP Steering Group or HAD and SAP Steering Groups as appropriate.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 57	Insert canal environment.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 57	No	Sellwood Planning (Mr R. M Sellwood) [56]
Question 57	<p>English Nature welcomes the landscape scale approach proposed by Dacorum Borough Council within the nature conservation strategies and we would not wish to limit progress towards any of the conservation objectives proposed by focusing attention on particular areas. We would however urge Dacorum Borough Council to consider how they can best contribute to ensuring the environmental qualities of the landscape are suitable to support designated sites in target PSA (National Government Department Defra has a Public Service Agreement target to bring 95% of nationally important wildlife sites, including SSSIs into favourable condition by 2010) condition and UKBAP priority habitats and species.</p> <p>The key generic problems affecting biodiversity and designated sites in the wider landscape are as follows: fragmentation of habitats, loss of infrastructure to support agriculture, forestry practices and the rural economy, low flows in rivers during summer months, invasive non-native species, air and water pollution (surface and groundwater), effects of climate change. English Nature would support measures to seek to address these problems.</p>	English Nature (Mr Neil Fuller) [128]
Question 57	Agri-environment schemes and local food production would help deliver biodiversity objectives.	Hertfordshire County Council (Ms Laura Langley) [133]

Question 58	Is this like the Design Study we have seen recently? If so need to have starting points correct. If monitoring by an equally poor method - forget it money down the drain.	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 58	Yes, it is important to establish how well the policies contained in the LDD are performing and whether the assumptions made within it are actually achieved in practice.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 58	Can not say until some reports have appeared.	Tring Cycling Campaign (Mr John Boielle) [112]
Question 58	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 58	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 58	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 58	I would ask that Planning develops a more inclusive approach and this could include monitoring. At present, other services seem to be peripheral to the planning process.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 58	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 58	Monitoring performance and development is obviously essential.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 58	Should be done by outside organisations e.g. CPRE Chiltern Society Herts & Middx Trust, NOT by outside consultants who have no practical experience, but paper credentials only. Too much money is wasted on consultants and rejecting their reports.	WWF (Mrs Hazel Johnson) [31]
Question 58	yes	West Herts College (Mrs Lynda Price) [89]
Question 58	Yes	Countryside Agency (Mr Graham King) [62]
Question 58	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 58	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 58	EP is supportive of this approach to monitoring.	English Partnerships (Mr Mark White) [37]
Question 58	AGREED.	Luton Hoo Estate [34]
Question 58	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 58	Yes.	Dr Victor Sorrocks [100]
Question 58	The approach is agreed	Legal & General (Mr Jeremy Castle) [121]
Question 58	Does anyone even walk around the district? It is disappearing under graffiti. 'The Nap' is now apparently called 'red splodge' and has been for years. The worst thing I have experienced here is noise pollution from Frogmore Road., barges with generators, birds and dogs and chattering fisherman.	Miss Anne Box [113]
Question 58	Yes - but not sure it has worked so far	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 58	Yes.	The National Trust (Mr Michael Stubbs) [75]
Question 58	Important to identify biodiversity indicators within the monitoring framework.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 58	Yes	CDA for HERTS (Mr Duncan Adams) [17]
Question 58	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 58	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 58	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 58	English Nature supports the proposal to monitor the performance of the Core Strategy. We encourage the development of indicators with appropriate targets to cover performance of key nature conservation assets. These should emerge out of the SEA process and English Nature would be happy to assist with the development of these indicators.	English Nature (Mr Neil Fuller) [128]
Question 58	As a starting point.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]

Question 58	These key actions are consistent with policy IMP4 draft EoE Plan.	EERA (Mr Ishaku Maitumbi) [164]
Question 58	The County Council supports the Borough's proposals for improving monitoring.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 59	Yes because a lot of the building seems to be piecemeal.	Miss Anne Box [113]
Question 59	English Nature supports the proposal to develop a separate policy to provide a clearer, more integrated and consistent approach to implementation.	English Nature (Mr Neil Fuller) [128]
Question 59	Yes - which delegates some decisions to local Council's (whether or not their politics differs from majority party). This would at least pay attention to local democracy.	Tring Cycling Campaign (Mr John Boielle) [112]
Question 59	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 59	No comment.	Dacorum Borough Council (Mr David Gill) [8]
Question 59	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 59	Yes	Dacorum Borough Council (Mr Peter Snow) [13]
Question 59	No.	Dr Victor Sorrocks [100]
Question 59	There should be a clear policy of co-ordination.	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 59	No. Don't waste money.	WWF (Mrs Hazel Johnson) [31]
Question 59	yes	West Herts College (Mrs Lynda Price) [89]
Question 59	Given the fact that this is the most important element of the LDF, a specific policy on implementation would seem sensible	Countryside Agency (Mr Graham King) [62]
Question 59	No	Chiltern Society (Mr Guy Patterson) [22]
Question 59	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 59	No.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 59	EP agrees that the issue of implementation needs to be addressed within the Local Development Framework. It is possible that this could be addressed not only through policy but also through a Supplementary Planning Document.	English Partnerships (Mr Mark White) [37]
Question 59	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 59	A policy in implementation and delivery would assist by bringing together all of the factors that needed to be considered and any arrangements for securing development contributions and the co-ordination of infrastructure provision. Such a policy would assist the development industry by providing certainty and clarity and avoid the past problems associated with the disjunction between development and new infrastructure provision.	Legal & General (Mr Jeremy Castle) [121]
Question 59	Yes - with a focus on affordable housing for all	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 59	No.	The National Trust (Mr Michael Stubbs) [75]
Question 59	Yes.	Chilterns Conservation Board (Mr Colin White) [71]
Question 59	Yes	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 59	A separate policy could provide emphasis and cohesion to implementation.	CDA for HERTS (Mr Duncan Adams) [17]
Question 59	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 59	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 59	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 59	Yes. Also to map out priority of objectives.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 59	These issues are consistent with draft EoE Plan. It should reflect the revised policy IMP2 of the draft EoE Plan and take into account the emerging Implementation Framework of the draft EoE Plan.	EERA (Mr Ishaku Maitumbi) [164]

Question 59	A policy on implementation may be appropriate. Careful consideration of issues relating to the phasing of development is needed.	The Crown Estate [176]
Question 59	The Core Strategy does need a policy on implementation and the principles proposed for such a policy are supported.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 60	English Nature believes sustainability principles should be at the heart of the focus of implementation and therefore the mechanisms to achieve this should be framed within this context. With this in mind it may make sense to make this clear within the accompanying text of Issue 2, or better still move the third bullet point to the top and reword it as follows: - The achievement of progress towards sustainable development within the Borough, through key strategic or local policy objectives	English Nature (Mr Neil Fuller) [128]
Question 60	Any policy which seeks to set out the level of contributions which may be secured from development needs to be flexible. this is important to reflect the individual case, and also that the scale of contribution may vary over time. Any implementation policy therefore needs to be drafted so that it avoids a straight jacketed approach to seeking S106 contributions, since a formal policy may seek something which is either not relevant, not reasonable, or at a scale of provision which is inappropriate.	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 60	The policy should pay more attention to the wishes of local councils than happens at present, what is the point of a town council making a decision if it is turned down by the Borough - is this partnership working.	Tring Cycling Campaign (Mr John Boielle) [112]
Question 60	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 60	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 60	As 58, The scope and working relationships of the partnership are key to success.	Dacorum Borough Council (Mr Peter Snow) [13]
Question 60	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 60	yes	West Herts College (Mrs Lynda Price) [89]
Question 60	Yes	Countryside Agency (Mr Graham King) [62]
Question 60	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 60	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 60	EP is in broad agreement with the principles identified for the new policy.	English Partnerships (Mr Mark White) [37]
Question 60	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 60	The principles are agreed	Legal & General (Mr Jeremy Castle) [121]
Question 60	Planning gain is important and a clear idea of who is going to maintain public land (e.g. car park Durrants Hill Road). Why is Tring all planed up with daffodils and we get weeds and litter. I would like to see small green areas e.g. verges planted with bulbs and possibly shrubs. Apsley is a dump.	Miss Anne Box [113]
Question 60	Yes	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 60	Yes.	The National Trust (Mr Michael Stubbs) [75]
Question 60	Yes, particularly in connection with the timely delivery of infrastructure.	Chilterns Conservation Board (Mr Colin White) [71]
Question 60	Yes	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 60	Yes - partnership working sustainability and are of a full range of powers including planning conditions and obligations and CPO's.	CDA for HERTS (Mr Duncan Adams) [17]
Question 60	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]

Question 60	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 60	Yes	Sellwood Planning (Mr R. M Sellwood) [56]
Question 60	Broadly yes.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 61	We agree with the Council's approach to planning obligations.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]
Question 61	Past track record is poor. Will this deliver?	Markyate Parish Council (Mrs Jennifer Bissmire) [152]
Question 61	Having identified the headings for planning obligations, the Council should now clearly quantify the level of contribution required. This will provide more certainty for developers, and will clarify the process in terms of the Council justifying the level of contributions sought.	Apsley Development Limited (Mr John James) [108]
Question 61	The approach of Watford seems able to get more money for an overall scheme (rather than relating directly to a development) than anywhere else in Herts. Some Herts County Councillors said the Watford approach is Best Practice.	Tring Cycling Campaign (Mr John Boielle) [112]
Question 61	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 61	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 61	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 61	Yes	Dacorum Borough Council (Mr Peter Snow) [13]
Question 61	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 61	No. It should be the Council's responsibility not the developer to fund or part fund facilities.	Dr Victor Sorrocks [100]
Question 61	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 61	Yes.	WWF (Mrs Hazel Johnson) [31]
Question 61	yes in principle	West Herts College (Mrs Lynda Price) [89]
Question 61	Yes	Countryside Agency (Mr Graham King) [62]
Question 61	Yes	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 61	Yes.	Hemel Hempstead History Society (Mr John Buteux) [64]
Question 61	EP supports the broad approach to planning obligations, which should reflect the guidance in Circular 05/2005. EP has developed and pioneered innovative solutions in this field, in particular the tariff alongside Milton Keynes Partnership Committee.	English Partnerships (Mr Mark White) [37]
Question 61	AGREE TO FLEXIBILITY	Luton Hoo Estate [34]
Question 61	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 61	This approach is agreed, however the policies and provisions of the proposed SPD must reflect the following principles: fairness, reasonableness, equity, a nexus between the development and the new provision for which a contribution is being sought, geographical equity whereby contributions are collected from within catchments, within which the deficiencies occur; Intergenerational equity whereby contributions are sought from both existing ratepayers and future residents (i.e. new development) in accordance with the extent of causality for the improvements being sought. (i.e. existing ratepayers must bear some of the cost of addressing deficiencies in infrastructure as a result of past underinvestment); Clear policies on collection, use, credits and refunds.	Legal & General (Mr Jeremy Castle) [121]

Question 61	In order to provide certainty for landowners and developers, the Council must set out (in a DPD or SPD) a clear justification for the contributions sought, in the light of the probable introduction of PGS, and mindful that high contributions may render beneficial development unviable.	CALA Homes (Mr Michael Emmett) [80]
Question 61	We consider that financial contributions should be determined having regard to the need generated by new development, in the context of up-to-date assessments of need. Financial contributions should be related in scale and kind to the proposed development. Flexibility should be provided to take into account site-specific considerations.	Akzo Nobel Pension Scheme [124]
Question 61	Yes.	Miss Anne Box [113]
Question 61	Yes	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 61	Yes, although you may wish to flag up reforms as included in the Planning Gain Supplement.	The National Trust (Mr Michael Stubbs) [75]
Question 61	Key is monitoring development control to where conditions are properly discharged.	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 61	Yes.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 61	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 61	Yes - but they still need to meet the tests in Circular 05/05 in the circumstances of each site	Sellwood Planning (Mr R. M Sellwood) [56]
Question 61	Yes	English Nature (Mr Neil Fuller) [128]
Question 61	Having identified the headings for planning obligations, the Council should now clearly quantify the level of contribution required. This will provide more certainty for developers, and will clarify the process in terms of the Council justifying the level of contributions sought.	Beechwood Homes Ltd. (Mr Robert Parker) [175]
Question 61	The Council's approach should be in accordance with the Guidance in Circular 05/2005 Planning Obligations, that is generic policies on payment types should be contained within Development Plan Documents, and the details of the application in Supplementary Planning Documents. In addition, that the Council should provide sufficient information in these documents, so that developers can predict the likely financial contributions they may be required to provide in an obligation, and therefore anticipate the financial implications for a development.	Banner Homes Limited [159]
Question 61	Contributions towards local facilities should be relevant, necessary and directly related to the development in planning terms. It should also be fairly reasonable as stated from guidance in Circular 05/2005. Contributions towards cost should only be applied where specific facilities are needed to support that development and where it can be demonstrated that there would be a need for contributions as a result of a proposed development.	Fairview New Homes Ltd [190]
Question 61	The Borough's approach to planning obligations and the list of matters to be covered are supported.	Hertfordshire County Council (Ms Laura Langley) [133]
Question 61	Broadly yes - with caveat. Nowhere does council include engagement with community on application of Section 106.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]
Question 62	Canal side sites.	Herts Branch Inland Waterways Association (Mr Ken Satterthwaite) [99]
Question 62	We support number 6. SuD's and flood defences should be included on the list.	Linden Homes (Chiltern) Ltd (Mr Gary Durden) [145]

Question 62	Community facilities contributions should include services at both local and strategic levels in include Libraries, Fire and Rescue Services, Education (including youth and childcare) and special needs housing (as provided/enabled by the County Council).	Hertfordshire County Council (Mr Matthew Wood) [146]
Question 62	Yes.	Dacorum Borough Council (Mr David Gill) [8]
Question 62	Commitment to litter clearance caused by business (ie. Macdonalds).	New Conservation Society (Mr Gruff Edwards) [6]
Question 62	Yes	Chipperfield Parish Council (Cllr P. J. Nobbs) [58]
Question 62	Yes	Watford and Three Rivers Primary Care Trust (Ms. Felicity Cox) [60]
Question 62	Yes. To include the provision and future maintenance of 6 and 7 (and possibly others).	Dacorum Borough Council (Mr Peter Snow) [13]
Question 62	Yes	Chiltern Society (Mr Guy Patterson) [22]
Question 62	See Q61.	Dr Victor Sorrocks [100]
Question 62	Yes	Dacorum Environmental Forum Water Group (Mr S. L. Davidson) [25]
Question 62	Include water availability and use and effect on global warming.	WWF (Mrs Hazel Johnson) [31]
Question 62	yes	West Herts College (Mrs Lynda Price) [89]
Question 62	Yes	Countryside Agency (Mr Graham King) [62]
Question 62	Add - Sustainable Energy Generation	Dacorum Borough Council (Cllr N. Hollinghurst) [23]
Question 62	AGREE AS BROAD SUBJECT HEADINGS	Luton Hoo Estate [34]
Question 62	Yes.	Great Gaddesden P.C.T. Water End Conservation Society (Mr Victor Brooks) [66]
Question 62	Yes, but some distinction must be made as to which contributions will be appropriate for which types of development. Again, the Council must seek to justify the level and type of contribution that will be sought in each development.	Apsley Development Limited (Mr John James) [108]
Question 62	This list is agreed	Legal & General (Mr Jeremy Castle) [121]
Question 62	You haven't mentioned the Arts. Creativity is as important as recreation. Creativity is fulfilling. Lack of it leads to vandalism. I would also like to see far more consultation with local residents. I wasn't told about the toilets in Durrants Hill Road until it was too late even though they are in my view. We are the people who participate in the life of this town and want to see our visions for its future bear fruit, but are often treated with contempt. I welcome this chance to comment. Thank you.	Miss Anne Box [113]
Question 62	Yes	Boxmoor Trust (Mrs Jean Sniders) [154]
Question 62	Yes, however, 'open space' must also specifically mention 'natural' open space provision.	The National Trust (Mr Michael Stubbs) [75]
Question 62	Need to add protection of biodiversity	Herts and Middlesex Wildlife Trust (Mr Tim Hill) [148]
Question 62	Yes - agree with approach and the list of matters to be covered.	CDA for HERTS (Mr Duncan Adams) [17]
Question 62	Yes.	Age Concern Dacorum (Ms. Caroline Player) [68]
Question 62	Yes, although it should be made clear that not all the heading are appropriate for each site.	Sellwood Planning (Mr R. M Sellwood) [56]
Question 62	Yes, we welcome the inclusion of open space and advise that this should include accessible natural greenspace	English Nature (Mr Neil Fuller) [128]
Question 62	Yes, but some distinction must be made as to which contributions will be appropriate for which types of development. Again, the Council must seek to justify the level and type of contribution that will be sought in relation to each development.	Beechwood Homes Ltd. (Mr Robert Parker) [175]

Question 62	There are advantages if the Core Strategy is clearer as to the type and scale of likely provision or contribution that is required. The list of matters to be covered by planning obligations is appropriate.	The Crown Estate [176]
Question 62	Consider addition of 'maintenance/sustainability' of the investment. Also parking e.g. public space.	Berkhamsted Town Council (Cllr Garrick Stevens) [193]