

CHAPTER 3: BACKGROUND AND CONTEXT

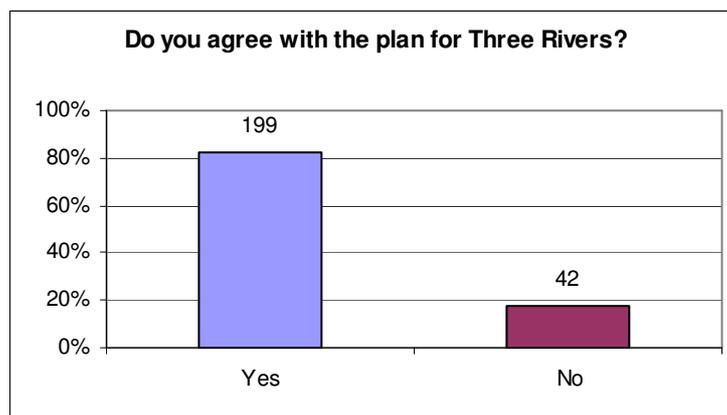
Detailed Comments

| Reference | Comment |
|------------------------------|---|
| NSO/0078 | Delivery of Priority 3 (pg 14) should be through the 'conservation and enhancement' of the countryside to comply with CRoW Act 2000 and PPS7. |
| SCO/0019 (Chorleywood PC) | Para 3.10- Chorleywood East would have scored lower than Chorleywood West. Paras 3.14/ 3.33- HH A&E now closed. |
| SCO/0014 (Watford BC) | Should mention Watford as a centre for local employment, (and Hemel Hempstead). |
| SCO/0001 (GO East) | Currently, section is a mix of statistical information, descriptions of the area and lists of the local policy context, including priorities and objectives from other strategies and plans, with useful section on how Core Strategy objectives are to be delivered. Appendix 1 then sets out brief descriptions of each settlement. One approach may be to reduce the amount of statistical material and descriptions of other strategies and use information from App1 to create a 'pen picture' of each settlement, showing what qualities each have and what the key spatial issues are that the Core Strategy needs to address. |

CHAPTER 5: SPATIAL VISION AND STRATEGIC OBJECTIVES

Question

| Do you agree with the plan for Three Rivers? | | |
|--|--------|------------|
| | Number | Percentage |
| Yes | 199 | 82.6% |
| No | 42 | 17.4% |
| | 241 | 100% |



Summary of Responses

Overall support for the Vision and Objectives, though some concern that they are not locally distinctive enough and could be enhanced by including more detailed information, including some from the place-shaping policies chapter.

Detailed Comments

| Reference | Comment |
|-----------|---|
| 00666 | Not currently sufficient evidence for phasing of sites that sufficient weight given |

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| | to availability of sites. |
| 00412 | Consider the functionality of the place and role within the surrounding context |
| 00403 | Quality and accessibility of the countryside, biodiversity and green space very important to help maintain 3R as a place where people want to live and work. |
| 00403 | Need to ensure that development within Colne Valley Park conforms to the key aims of the park, particularly aim 2 'to resist urbanisation and to safeguard existing areas of countryside from inappropriate development'. |
| NSO/0054 | British Waterways can contribute to strategic objectives 1, 7, 9 and 10. |
| CU/0272 | The vision could usefully include 'and be educated'. |
| SCO/0014 (Watford BC); 00412 | Support the principles of Spatial Vision and Objectives, but Vision is not locally distinctive as does not describe, except in the broadest qualitative terms, what Three Rivers District is expected to be like in 2021. More explicit reference to unique characteristics of 3R may be helpful to potential Strategy users. |
| SCO/0014 (Watford BC) | PPS12 requirement to plan for at least 15 years from anticipated adoption date. Using headline date of 2021 (even if qualified with "and beyond") may not be sufficient to meet this. |
| SCO/0014 (Watford BC) | Para 5.11: not strictly speaking accurate to say that Three Rivers does not contain a KCDC. Implication of EEP policy LA4 is that Three Rivers is <i>a part of</i> Watford KCDC, and that an unspecified proportion of the development requirements allocated to Three Rivers is a result of Watford KCDC designation. EEP para 13.45 is clear about the function of settlements in Three Rivers (and Hertsmere) near to Watford, and the implication is that EEP policy LA4 should also apply to these settlements. (no implication in the EEP that the Hemel KCDC has affected the allocation of development to Three Rivers nor that the principles of LA2 should apply to Three Rivers). |
| SCO/0014 (Watford BC) | Support the principle of the settlement hierarchy as proposed, but make clear that the figure 6 is not equivalent to a retail hierarchy (figure 11); perhaps replacing term "centre" here with "settlement" would be useful. |
| SCO/0003 (EEDA) | Core Strategy to consider: better balance between housing and employment opportunities contributing to effective and affordable places; increased business investment; enhanced profile for region through its places, natural, heritage and cultural assets; reinforced roles for market towns as sub regional centres; sustain vitality of rural areas. |
| SCO/0003 (EEDA) | Reference should be made more explicitly to the role the district plays in serving such higher order centres, such as those within London and Watford. |
| SCO/0002 (EERA) | Should include target for use of brownfield land to ensure conformity with the RSS. |
| SCO/0001 (GO East) | Future versions should show how the background and context have informed the vision and objectives. |
| SCO/0001 (GO East) | The test should be whether it is possible for anyone unfamiliar with Three Rivers to easily see what is unique about an area, what the key issues are that require a planned response, and what that response will be. The eventual Core Strategy should minimise the amount of background material and contain only the necessary information to articulate how your Council anticipates the area developing, and the delivery strategy to make this happen. |
| SCO/0001 (GO East); 00412 | Previously commented on possible lack of local distinctiveness in vision and objectives. Key test would be 'is it possible to drop them into a different core strategy and for them to apply equally?', this may still apply to much of this section. Think about how this section can best express how you see the key settlements in Three Rivers changing over time, and what priorities are for the Core Strategy. Some more strategic aspects of place shaping sections could sharpen up strategic objectives. |

OBJECTIVE 1

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| 00649 | Support. Delivery should also help to sustain biodiversity objectives. |
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| CU/0105 | Requires robust defence of Green Belt in all communities. |
| NSO/0078 | Object to the lack of recognition of Chilterns AONB as an asset which should be reflected in Objective. |
| SCO/0019 (Chorleywood PC) | Concern about potential loss of any green belt land. |
| SCO/0001 (GO East) | Is it possible to explain where or how much Green Belt may need to be reviewed? |

OBJECTIVE 2

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| CU/0105 | Areas of industrial use with poor access by road and rail should be targets for strategic housing; those with good access should be redeveloped for employment, to reduce the "dormitory" character of the District. |
| SCO/0057 (Natural England) | Acknowledge that new housing should be predominantly located on PDL, but some brownfield sites can be important to wildlife and support significant biodiversity interest. Therefore add sentence to this objective recognising that the biodiversity interest of PDL should be protected. |
| SCO/0001 (GO East) | Are there any particular settlements where high levels of development on PDL anticipated? |

OBJECTIVE 3

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| CU/0105 | Retain flexibility to grant permission for renewable energy schemes - wind not practical in the district, but micro-hydro, geothermal and solar could be. |
| SCO/0001 (GO East) | Are there any particular locations or major developments that lend themselves to increased energy efficiency/renewable energy? |

OBJECTIVE 4

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| CU/0105 | Providing sufficient land implies taking it out of its present use or disuse, should not impact on Green Belt or density of housing in small communities. |
| SCO/0001 (GO East) | What is the right balance for 3R? |

OBJECTIVE 5

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|-----------------------|---|
| CU/0105 | Affordable should not create small ghettos. Good to keep it as a small proportion of new development, or infill in appropriate locations. |
| SCO/0001 (GO East) | What size and tenure of homes are the priority? |

OBJECTIVE 8

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| CU/0105 | Objective 8: No-one has yet solved how villages can compete with out-of-town supermarkets. Should be plenty of free, one-hour parking very close to village/town shops. |
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OBJECTIVE 9

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|---------|---|
| 00649 | Support Strategic Objective 9 but delivery is difficult to achieve in planning terms only given the limitations of the planning process in creating features off site. No mention in strategy of seeking to retain the functionality of the rural environment as a mechanism to help achieve this, probably as not strictly speaking, planning. However, issue is mentioned within SA Framework under Biodiversity, |
| 00403 | Colne Valley Park can help delivery, and can help provide links with neighbouring authorities and regions. Conforms with key aims of the CVP, particularly aims to maintain and enhance the landscape and to conserve biodiversity resources. |
| CU/0105 | Other organisations with this as their main brief: TRDC should support here |

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| | rather than initiate. |
| NSO/0078 | Should be reworded to reflect PPS7 and the CRoW Act to read 'to conserve and enhance the countryside', and reference should be made to the AONB. |
| SCO/0001 (GO East) | What are they key biodiversity corridors/priorities for Green Infrastructure? |

OBJECTIVE 10

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| SCO/0026 (English Heritage) | Amend to 'resisting damage to the site or setting of historic assets and ensuring that', as then include sites of archaeological interest. |
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OBJECTIVE 11

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|----------|---|
| NSO/0087 | Support as establishes firm basis for the development of the place of sport and recreation in the spatial strategy and associated policies. |
| CU/0105 | Would be better driven by private sector or larger consortia and supported by TRDC through passes issued to the needy. |

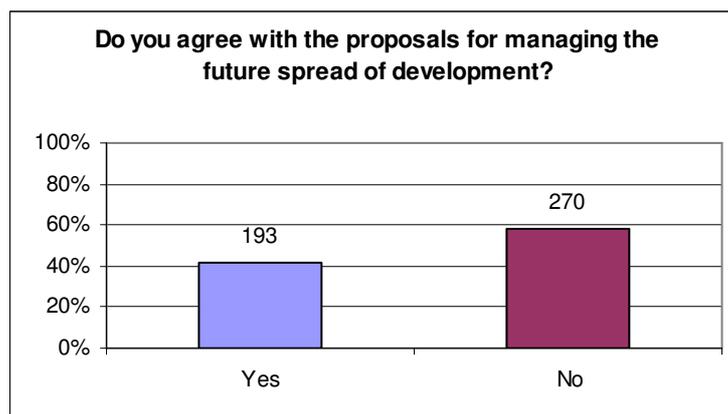
Sustainability Appraisal

- Scores well against most environmental, social and some economic objectives
- Aim to maintain the Green Belt, prioritise use of previously developed land and enhance landscape and townscape and use of brownfield land will be progressed
- Objectives support resource efficiency which is likely to have wider positive benefits for the region
- Likely to uphold national objectives on waste and climate change issues
- Advocating balance between homes and jobs reduces need for people to commute out of the district
- Will help achieve sustainable development patterns, enhance the District's economy, revitalize town centres and help reduce private car usage
- Aims to achieve good services and facilities for all which will improve prospects of equity and social inclusion
- Providing for a prosperous, safe and healthy place to work and live will also progress the crime, health and sustainability prosperity and growth objectives
- There are no adverse environmental, economic or social effects anticipated for this vision

SPATIAL STRATEGY

Question

| Do you agree with the proposals for managing the future spread of development? | | |
|--|--------|------------|
| | Number | Percentage |
| Yes | 193 | 41.7% |
| No | 270 | 58.3% |
| | 463 | 100% |



Summary of Responses

Generally there was support for using brownfield land first, and strong objection to any plans to build on the green belt. Preservation of green belt was highlighted by many respondents as a key priority. Development should be spread evenly across the District, rather than be concentrated in one or two areas.

Detailed Comments

| Reference | Comment |
|--|---|
| 00666 | Amend para 5.12 to 'this means planning for a minimum of 4000 new dwellings...' |
| 00536 | Development around urban fringes could result in settlements becoming so large, character is completely changed. Superimposing new infrastructure at odds with character and tenor of settlement and will destroy viable settlements resulting in dormitories of nearest town or city. Better to consider new settlements and allow existing settlements to continue. |
| 00272; NSO/0039; SCO/0058 (Highways Agency) | Option 3 is only realistic option as not all future development can be accommodated within existing urban areas or on PDL, and provides a balanced approach to focusing new development within the existing built-up area and allowing planned growth on edges of existing key settlements. With proviso that suitable infrastructure and services exist/ are provided to increase sustainability |
| NSO/0087 | Support proposed settlement hierarchy as offers opportunities to make the most efficient and effective use of sport and recreation facilities, in particular ensuring accessibility to all sections of the community, ensuring continued viability, and planned provision of new facilities as part of growth proposals. |
| NSO/0077 | Do not support adoption of Spatial Option 3. Inclusion of peripheral housing development locations in the Green Belt adjacent to Abbots Langley and South Oxhey will leave further areas of the Green belt vulnerable to development in the future. Consequently, urge the Council to adopt Spatial Option 2. |
| NSO/0036 | Spatial strategy is not sound as does not consider housing development in Chorleywood and therefore employment/ retail growth not viable. |
| SCO/0040 (Three Valleys Water) | Support option 3 subject to site selection policy criteria specifically allowing for release of small brownfield sites on edge of urban areas for housing. |
| SCO/0014 (Watford Borough Council) | Generally support principle of preferred spatial strategy, but focuses only on residential development so does not represent complete picture, and developers of other uses, (employment, retail, leisure, etc) will also be looking to the spatial strategy for guidance. Also needs to be advice in the spatial strategy to direct the remaining policies in the Core Strategy and subsequent DPDs. Some of the more strategic guidance given in place shaping policies could be better included in spatial strategy. |

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| | <p>No guidance on differing role of each settlement (i.e. drawing on the defined settlement hierarchy, perhaps by including the hierarchy within the spatial strategy policy) or any differences between different areas within those settlements (i.e. giving scope for more intensive development in town centres as opposed to sub-urban areas).</p> <p>The strategy appears to have moved quite quickly from the identification of "broad areas" for potential urban extensions to very specific locations and sites. Question whether small sites are appropriate for allocation in a Core Strategy, with reference to the definition of "strategic sites" in PPS12 para 4.6, and ahead of a presumed Site Allocations DPD.</p> |
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Sustainability Appraisal

- Significant positive effect for use of brownfield land
- Transport improvements combined with intensification is likely to have a positive effect on CO2 emissions, air quality and health
- Does not indicate inter-connection between settlement edges and key transport nodes such as Abbots Langley and Watford Junction which may increase dependency on private transport
- The SA objectives are difficult to assess as the strategy is high level and acknowledge that the Core, Place Shaping and Development Control Policies should address this
- Recommends the following to improve strategy
 - Consider making explicit reference to Core Policies and Development Control Policies for biodiversity, water, flood risk, landscape, historic assets and climate change adaptability

PLACE-SHAPING POLICIES: DEVELOPMENT IN THE PRINCIPAL TOWN (RICKMANSWORTH)

Summary of Responses

Overall support for the policy approach.

Detailed Comments

| Reference | Comment |
|--------------------------------|--|
| 00649 | Support the Policy approach to <i>Preserve and enhance the unique natural landscape, biodiversity and habitat surrounding the town in the River Chess Valley to the east and the River Colne Valley to the south.</i> |
| 00403 | Reference to 'the River Colne Valley to the south' should make reference to the Colne Valley Park which can help TRDC achieve aims here. Strategic cycle route can be made truly strategic by considering an area wider than TRDC and by linking into the National Cycle Network and Colne Valley Trail. |
| NSO/0087 | Support references to protection and enhancement of sport and recreation facilities, notably recreational access and watersports facilities at Rickmansworth Aquadrome |
| SCO/0026 (English Heritage) | Historic centre of Rickmansworth, while retaining much character, has suffered from erosion over many years through juxtaposition of over-scaled development and roads close to the old town, and from loss of boundaries and increased hard surfacing, especially within the Victorian development. In view of the new impetus behind place shaping, would be appropriate to develop a pro-active strategy for Rickmansworth, to protect it from further damage and provide a strategy for enhancement. Could be based on a Conservation Area Appraisal and Management Plan, and a positive framework for improved environmental quality in District's main town. |

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| SCO/0014 (Watford Borough Council) | Generally support the principle of maintaining local distinctiveness of settlements, however, some elements of these policies would be more appropriately addressed through the spatial strategy policy, for example: the first bullet point of each PSP; the second point of PSP1 and the third point of PSP2 & PSP3. |
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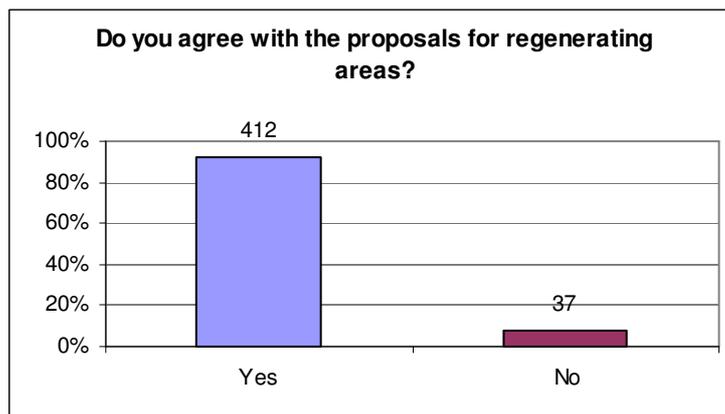
Sustainability Appraisal

- Policy is likely to make a positive contribution to economic growth and enhance viability of town centre
- Safeguards and where required provides opportunity for increase in retail space and by promoting mixed-use development is likely to bring vitality and viability of the town
- Likely to achieve sustainable patterns of growth through PDL, community interaction and improvements to public transport
- Diverse range of town centre services will have positive implications for social inclusion, particularly in deprived areas such as Penn Ward
- No specific reference to development on Flood Zones which is important as Rickmansworth is outside Flood Zone 1
- Recommends that PSP1 could discuss need to increase public transport patronage in addition to improvements to transport infrastructure

PLACE-SHAPING POLICIES: DEVELOPMENT IN THE KEY CENTRES (SOUTH OXHEY, CROXLEY GREEN, ABBOTS LANGLEY, CHORLEYWOOD)

Question

| Do you agree with the proposals for regenerating areas? | | |
|---|--------|------------|
| | Number | Percentage |
| Yes | 412 | 91.8% |
| No | 37 | 8.2% |
| | 449 | 100% |



Summary of Comments

General support for the policy, and in particular for proposals for regeneration, although comments that there was an unfair proportion of development focused on the Abbots Langley area.

Detailed Comments

| Reference | Comment |
|-----------|---------|
|-----------|---------|

| | |
|--|--|
| 00666 | Support identification of Little Furze School. |
| 00649 | Support approach to <i>improve facilities and accessibility at Leavesden Country Park; maintain biodiversity and access improvements to Chorleywood House Estate as part of agreed management plan; improve access at Croxley Hall Wood improve facilities at Oxhey Woods Local Nature Reserve</i> , but identification of Key Centres seems rather arbitrary. There are a numerous other major sites within TRDC – Croxley Common Moor, Withey Beds, Bishops Wood etc. that do not receive similar attention – although agree all need to be worked on. Suggest a strategic approach to designation of all appropriate LPA-owned land as LNRs would help begin to provide this. |
| 00361 | Opposed to new housing development, particularly in South Oxhey as already most densely populated area of Three Rivers, and will encroach on Green Belt, add more concrete to the area, add pollution and increase carbon footprint, strain on infrastructure. |
| 00272 | Support identification of Abbots Langley as a key centre and area for residential expansion. |
| CU/0299 | Use of Green Belt in Abbots Langley, Bedmond and Kings Langley for housing would cause problems with transport and schooling. Would detract from natural beauty of area and not be in keeping with existing development. |
| SCO/0018 (Abbots Langley Parish); NSI/0060; CU/0126; 00675 | Rickmansworth has no larger housing sites but Abbots Langley to accommodate significant extra development (over 50%), with few additional/ improved services identified in support. Would need improved bus services; more schools, social and health facilities; assurance that water supply is sufficient; more open space and recreation space within walking distance of village; attention to biodiversity, retaining hedgerows and new planting in developments; retention of green belt between Watford and Abbots Langley and Hemel; retention of a village atmosphere. |
| SCO/0018 (Abbots Langley Parish); NSI/0060 | Include following under services and facilities to meet future demands: improvements to bus services linking Abbots Langley to Watford/Watford Junction/ Health Campus and Hemel Hempstead; traffic improvements to C76 route; improvement of cycling and Parking facilities at Kings Langley Station; enhancement of existing play and open spaces including where applicable parking provision. |
| SCO/0019 (Chorleywood Parish Council) | Appreciate recognition of need for play area in Chorleywood and commitment to continuing infill in urban areas, but unhappy there is possibility that sustainable development may be promoted by limited development in green belt. |

Sustainability Appraisal

- Policy likely to bring significant positive effect on a number of environmental and social objectives and may bring secondary positive effects on water quality and soils.
- Likely to help revitalize secondary centres through provision of housing at South Oxhey and Abbots Langley, through increased employment provision and regeneration in some deprived wards.
- Will help progress employment and reduce crime
- Wide range of accessibility and public transport and cycling improvements will promote social equity, reduce pollution and respond to Air Management Issues
- Recommends following to improve policy PSP2
 - Consume all available PDL
 - Discourage private vehicles in addition to improvements to public transport
 - Relate policy to resource efficiency policies of the CS
 - Access for disabled
 - Encourage complementary services between key centres and secondary centre to limit competing retail development
 - Consider “Secure by Design”

PLACE-SHAPING POLICIES: DEVELOPMENT IN THE SECONDARY CENTRES (KINGS LANGLEY, CARPENDERS PARK, EASTBURY, MAPLE CROSS, MOOR PARK)

Summary of Comments

Concern over high percentage of development to be in secondary centres.

Detailed Comments

| Reference | Comment |
|---------------------------------------|--|
| NSO/0039 | Do not support policy. To accord with the ‘Preferred Option – Spatial Option’ reference should be made to the potential for minor alterations to the Green Belt boundary in the policy itself. |
| NSO/0039 | Concerned at reference to provision of approximately 45% affordable housing. A minimum threshold should be applied as otherwise relatively small developments for example 10 dwellings or less will not be able to provide a mixed and balance community due to the concentration of a tenure i.e. affordable rent with some shared ownership. It should be possible to provide an indicative figure for the amount of affordable housing to be brought forward from ‘exception to policy’ sites which will be identified through the development plan process. Once this figure has been agreed the amount of affordable housing to be brought forward from market-led housing sites i.e. S.106 sites will be less. |
| NSO/0067 | Object as currently worded as this seeks to ensure the provision of 45% of affordable housing in the secondary centres which includes Kings Langley. This level of provision is extremely high and in our view would threaten the viability of development. The requirement to provide such a high level of affordable housing may result in sites not coming forward in the plan period, which could result in a shortage of both private and affordable dwellings. We feel that it would be far preferable to include a lower requirement for affordable housing which would encourage more land owners to redevelopment their sites for housing increasing supply. |
| SCO/0008 (Dacorum Borough Council) | No evidence that there has been consideration of proposals from Dacorum, or of a clear planning approach to Kings Langley |

Sustainability Appraisal

- Likely to fulfill local community needs and deprivation issues and thus contribute to sustainable prosperity and growth of secondary centres.
- Policy likely to bring transport improvements, increase accessibility thus positively influencing air quality, health and social equality objectives
- Should help to revitalize town centres and achieve sustainable prosperity and patterns of growth
- Help tackle deprivation in Maple Cross and Carpenders Park, improve social equality
- Recommends following to improve PSP3
 - Discourage private vehicles in addition to improvements to public transport
 - Encourage complementary services between key centres and secondary centre to limit competing retail development
 - Consider “Secure by Design”
 - Consider criteria based policy to identify potential development sites that may be at risk of flooding

PLACE-SHAPING POLICIES: DEVELOPMENT IN VILLAGES (BEDMOND, SARRATT)

Summary of Comments

Overall support for the approach.

Detailed Comments

| Reference | Comment |
|--|---|
| 00649 | Support policy approach to <i>strictly control development within the villages in order to protect the character, landscape, heritage and wildlife of the wider countryside, and the openness of the Green Belt; extending and improving facilities at Frogmore Meadow Site of Special Scientific Interest, Sarratt</i> . Works on sensitive sites need to be undertaken with due consideration to longer term impacts of the sites. Attracting visitors to the Chess Valley and nature reserves needs to be weighed against the impact of increased disturbance, and management of sites must not be compromised at the expense of attracting visitors. River valley grasslands are not adequately grazed, and the river itself is now fenced off so reducing browsing of emergent vegetation with implications for riverine habitat management. |
| 00506 | New play areas suggested for Sarratt, but existing areas underused |
| 00425 | Support policy, but should be more explicit in identifying Bedmond as a sustainable location for further housing development including rural exception sites to meet affordable housing need as 'good' sustainability rating in Settlement Appraisal and existing services and infrastructure. Policy should look to incorporate appropriate village boundary changes. Propose amendment: <i>'Allow some limited small-scale development in and where appropriate adjacent to the settlement / village boundary in order to meet local community and business needs'</i> . |
| CU/0105 | Even 2% of new housing delivered through villages seems high. |
| CU/0061 | Improving viability of community facilities requires more than a narrow Development Control approach, TRDC could also promote this through an enabling role and by subsidies |
| SCO/0018 (Abbots Langley Parish Council); NSI/0060 | Include following under services and facilities: improvements to bus services linking Abbots Langley to Watford/Watford Junction/ Health Campus and Hemel Hempstead; traffic improvements to C76 route; improvement of cycling and Parking facilities at Kings Langley Station; enhancement of existing play and open spaces including where applicable parking provision; traffic management scheme for Toms Lane. |

Sustainability Appraisal

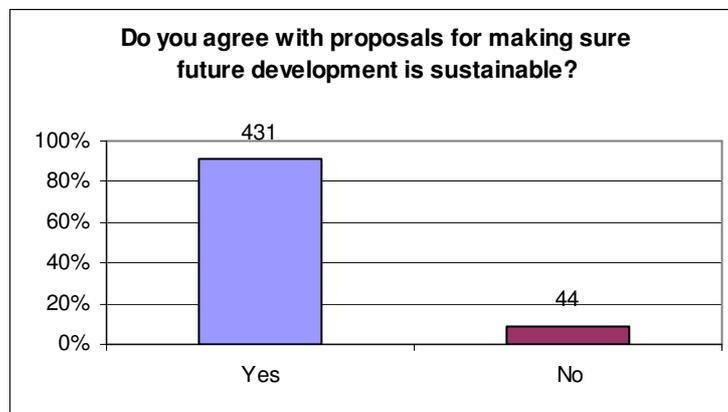
- Likely to have mild positive impact on some environmental and social objectives and bring vitality and viability, and create self-contained villages
- Essential to ensure that potential retail and other revenues from villages are not lost to neighbouring Boroughs.
- Controlling development in villages should have beneficial benefits for biodiversity, water quality and soil resources
- Rural Exception Site Policy approach to affordable housing should help achieve greater social equity.
- In order to apply this policy the settlement must ensure regular access to public transport and provision of play areas and sports facilities will also improve health.
- Policy wording is unclear whether the Green Belt itself or the openness of the Green Belt is being protected
- Policy approach towards use of PDL and Green Field safeguard is unknown.
- Recommends following to improve PSP4

- Strengthen transport links between villages and secondary/key centres
- Prioritise PDL over Green field sites for future development
- Consider explicitly making reference to protection of water resources
- Ensure public transport improvements between towns and villages is proportionate to proposed growth, for example in Bedmond and Sarratt, to limit increase in private vehicles

CORE POLICY: SUSTAINABLE DEVELOPMENT

Question

| Do you agree with the proposals for making sure future development is sustainable? | | |
|--|--------|------------|
| | Number | Percentage |
| Yes | 431 | 90.7% |
| No | 44 | 9.3% |
| | 475 | 100% |



Summary of Responses

General support for the approach, with particular support for tackling climate change and requiring development to incorporate renewable technology, while acknowledging the need to improve the sustainability of existing housing stock. Some concern at including targets that exceed national/ regional targets.

Detailed Comments

| Reference | Comment |
|-----------|---|
| 00681 | Generally acceptable, but should be amended in relation to flooding....'avoid development in areas at risk from flooding, unless by enabling development this results in the delivery of sustainable benefits....' Benefits may include relieving existing homes from flood risk through development proposals, opportunities should be actively encouraged to ensure that where possible enhancements to existing flood control measures and/or flood alleviation schemes are supported as part of development proposals. Examples are at Kings Langley where employment allocations can be considered for residential and/or mixed use development. |
| NSO/0021 | Recommend inclusion of overarching climate change policy addressing energy efficiency, renewable energy, minimisation and management of waste and pollution, with discrete, proactive policies on energy efficiency, renewable energy, sustainable design and construction. |
| CU/0061 | Unclear whether there would be a size threshold for the Sustainability Statement. If so, the threshold should be set low enough to affect most |

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| | development other than alterations to existing buildings. |
| SCO/0026 (English Heritage) | In the fourth bullet, amend the beginning to 'protect and enhance our natural, built and historic environments... |
| SCO/0023 (Environment Agency) | Important to ensure sufficient capacity within the local sewage network and sewage treatment works to adequately cope with additional waste water from new development. It will be far less sustainable, would increase the carbon footprint and be more of an environmental risk to allow a proliferation of small package plants to be used and maintained by individual householders. Recommended change: an additional point is required for the management of sewage. |
| SCO/0003 (EEDA) | Should deliver a high quality and sustainable urban environment across the arc, which supports historic assets, brings forward brown field sites for development and delivers new town regeneration |

Sustainability Appraisal

- Progressive and positive environmental elements likely to have positive impact on most environmental and social and economic objectives.
- Scores well under biodiversity, flood risk, soils, use of PDL, cultural heritage, landscape and townscape objectives
- By upholding sustainable transport, promoting renewable energy efficiency in buildings it will have a positive effect on resource efficiency, air quality, health and push forward sustainable growth and development patterns
- The need to protect mineral resources and promote the restoration of quarries should also be included to mitigate any negative impacts on resources.
- Will help reduce social inequality and improve community identity and participation by improving access to jobs, skills, services, facilities and providing a range of tenures and types of affordable housing across the District and particularly in areas of deprivation
- Likely to attract inward investment in the Town Centre by providing combination of accessibility improvements, high quality building design, open spaces and promotion of renewable energy
- Recommends the following to improve CP1
 - Consider avoiding prioritizing PDL at sites with established wildlife habitats
 - consider including behavioral change to minimize water consumption such as using water meters, other economic (dis)incentives
 - Consider policy wording with emphasis on "sustainable travel" modes, or car pooling, as alternative to car travel
 - Consider wording that reflects need to promote ethnic and cultural diversity and respect multi-cultural faith

CORE POLICY: HOUSING SUPPLY

Summary of Responses

General support for the sequential approach proposed and the use of brownfield sites as a priority, but objection to any development taking place on green belt. Bringing empty homes back into use should contribute to supply.

Detailed Comments

| Reference | Comment |
|-----------|--|
| 00725 | Specific housing sites should be identified in the Site Allocations, not Core Strategy (and be based on SHLAA) |
| 00723; | Use of existing empty buildings and PDL should be priority rather than areas of |

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| 00331 | natural and historical beauty. |
| 00681 | Assumptions on housing delivery from the existing carried forward allocations and new allocations are too optimistic and further sites are needed to meet the housing requirement. In relation to the search sequence, GB sites have been given priority over sites subject to flood risk. The sequential approach and interpretation of PPS25 in site selection is flawed. See the CS Inspector's conclusions at Spelthorne council http://www.spelthorne.gov.uk/print/environment_planning/env_planning_planningpol.htm |
| 00666 | Support general sequential approach to release of land, but seek more flexibility. Suggest 'A sequential approach will <i>generally</i> be applied whereby preference will be given to: 1. Previously developed land within the urban area; 2. Previously developed sites on the edge of existing settlements, followed by 3. Greenfield sites on the edge of urban settlements”. |
| 00403 | Do not support any loss of green belt sites, to the south of Rickmansworth this would conflict with the key aims of the regional park. |
| 00658 | Support approach to developing PDL where economic, and utilisation of undeveloped sites including green belt as flexibility may enable development to reflect the changing character of an area. May also enable an enhanced mix of communities reducing the polarisation of housing supply. |
| 00658 | Sequential approach to sites superficially attractive, but concerned it could be applied too rigidly in practice impacting on the desirability of stock in the longer term. |
| 00388; NSO/0085 | Unlikely that all identified sites will come forwards, therefore should be an allowance for non-implementation of a certain proportion of sites, requiring the Council to allocate more sites to make up that shortfall. |
| 00388; NSO/0085 | Concern that windfall allowance without proper justification, no evidence of genuine local circumstances preventing sites being identified as required by PPS3, other than they have occurred in the past. Also, RSS figures are not ceilings and are there to be exceeded where appropriate. |
| 00326 | Concern over attitude to post-2021 period; acknowledgement that post-2021 period needs to be reassessed is at odds with national and local policy guidance. |
| 00326; 00536 | Many sites in existing commercial/ community use and evidence on availability lacking. |
| 00280 | Insufficient evidence on deliverability of identified sites which is increasingly important. Existing uses and values of some sites mean would not be economically viable with s106/ CIL/ affordable housing requirements. |
| NSO/0077 | Support the approach to small sites and potential future windfalls in paragraphs 7.27 and 7.28. These sites form a critical part of the overall housing supply. |
| NSO/0061 | Do not support policy. Support strategy of identifying supply of housing to meet RSS target, but disagree with figure 8 which fails to identify how the shortfall of 603 homes for the last three years up until 2026 will be delivered. Statement that supply of housing post 2021 will be reassessed to identify broad locations for growth to cover the period 2026-2031, but no mention of three year period up to 2026. PPS3 is clear that Councils must set out strategies for identifying sites that will enable continuous delivery of housing for at least 15 years from the date of adoption. |
| NSO/0061 | Reliance on windfall of 180 dwellings for 2021-2026, but still deficit of 603 dwellings at 2026. Strategy does not identify enough land to meet PPS3 requirements for 15 year supply. Sufficient land exists in District which should be identified for housing before placing reliance on windfalls. No reasons for not providing the full 15 year supply. Core Strategy to be altered through identification of further housing sites to meet shortfall. This would be more robust and allow the Council to adapt better in the future should already |

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| | identified sites not come forward or the RSS increases local housing targets. |
| NSO/0061 | Achievement of housing targets jeopardised by seeking to allocate sites with constraints which could, ultimately, mean they are not brought forward for development within the Plan period or cannot deliver scale of housing claimed. |
| NSO/0039 | Do not support. Agree that the Council have taken a reasoned approach to delivering the requirements of the RSS to 2021, but less clear how the Council intend to ensure delivery of housing for years 11-15 and no indication of potential locations for growth to deliver beyond 2021. Accept this may be subject to review through any revisions to the Local Development Framework, but paragraph 55 of PPS3 states that "where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated". Recognised that it is possible that delivery will be in the form of a number of smaller scale Green Belt releases and as such it may be reasonable to review the position in the light of housing delivery over the coming years. |
| NSO/0039 | Phasing plan should not necessarily be linked to the sequential approach to development. Delivery of housing should be ensured by a flexible approach which should not be restricted by unjustified and overly onerous phasing restrictions. Monitoring of delivery should be undertaken on an annual basis to ensure that if delivery of housing falls short of the targets, appropriate measures can be put in place through a review of the SHLAA and/or the Development Plan. |
| NSO/0036 | Approach relies on studies which do not provide an adequate appraisal of Chorleywood and its ability to contribute to new housing provision. As the best located of the core centres in terms of rail transport it does not receive the right scoring in the SHLAA. SHMA deals with the housing needs of Dacorum, Three Rivers and Watford, but not relationship with Chiltern, Chorleywood adjoins Chiltern DC. This study does not redress the issues of scoring in the 2005 study. |
| SCO/0018; NSI/0060 | Apportion development more equitably across the whole district. |
| CU/0299 | More small infills being allowed will open the floodgates at expense of local traders and residents, with substantial increase in traffic, parking and rat runs. |
| CU/0187 | Green Belt is valuable to all and must be preserved, but identifying sites currently occupied by community buildings will create many new problems. |
| CU/0061 | Reservations about building on the edge of existing settlements, but support: the criteria-based and sequential approaches. |
| CU/0061 | Document says very little about the scope for mixed use which could maximise potential of existing urban areas. |
| SCO/0058 (Highways Agency) | Encouraged that growth to be directed to principal settlements, and sites put forwards offer sustainable opportunity for growth. Focus should emphasise transport sustainability and traffic impact. |
| SCO/0058 (Highways Agency) | A framework for demand management should be provided to support housing locations, and transport assessments necessary to ascertain potential for increased demand. |
| SCO/0058 (Highways Agency) | Favour broad locations and housing numbers as appear most sustainable, but transport evaluation needed to confirm there is a feasible access strategy prior to sites going forwards. |
| SCO/0026 (English Heritage) | In the second bullet, amend to '...on the environment in terms of visual amenity, historic assets, wildlife, and flood risk.' |
| SCO/0023 (Environment Agency) | Pollution from misconceptions occurring in the drainage systems of new development can be a significant problem. Suggest that water pollution should be mentioned here. Recommended change: will not have a significant impact on the Environment in terms of visual amenity, wildlife and flood risk and water |

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| | pollution. |
| SCO/0014 (Watford Borough Council) | <p>Generally support the principle of approach to meeting housing need. However, allocation of sites for development would not accord with PPS12 para 4.6, and inclusion to support housing trajectory is confusing and may prejudice proper consideration of the relative merits of these sites and any others that may arise through a site allocations DPD.</p> <p>Para 7.19 statement that “precise boundaries” of sites will be determined through a subsequent DPD supports the interpretation that sites have already been selected for allocation; the boundaries of the sites shown in the appendices look well-defined, and this begs the question of what remains to be settled through the site allocations DPD.</p> |
| SCO/0001 (GO East) | <p>PPS3 (paragraph 53) requires LDDs to set out broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption, and that your latest estimate for adoption of the Core Strategy is October 2010 – meaning a need to plan to the year 2025. The text then states that this will mean a shortage of housing land of around 600 dwellings over the years 2021-2026, which the Council is not intending to address pending review of the east of England Plan. We have concerns over this stance and, whilst it is accepted that the East of England Plan may review the figures this does not mean that this period should not be planned for, as the timeframes involved and flexibility of the LDF system should mean that the Core Strategy can respond to any changes</p> |

Sustainability Appraisal

- Likely to have positive effects under sustainable development patterns, accessibility, air quality, soils landscape, townscape and health objectives
- Prioritizing PDL and existing urban areas of development will also help to revitalize the town centres
- It scores uncertain under the following objectives
 - Bio-diversity – the impact of green belt revision on wildlife and biodiversity is unknown
 - Water resources – Outcome of consultation with Three Valleys Water and Thames Water regarding implication of future housing growth indicates no significant effect in the medium term, however, uncertainty in the long term remains.
 - All options such as increased density should be included as a criteria to protect green field sites
 - Effect on cultural heritage is unknown
 - Community involvement, social inclusion are not explicitly discussed and type of mix, weighting to diversity/social status in housing supply process is unknown.
- Recommends the following to improve CP2
 - Ensure application of all measures in using PDL, including intensification of existing sites prior to considering green field sites
 - Consider environmental capacity in parallel with housing supply. refer to Thames River Basin Management Plan when available for further action.
 - Ensure application of sequential approach to housing sites after 2021
 - Consider explicitly stating community participation in the housing supply assessment process

CORE POLICY: HOUSING MIX AND DENSITY

Summary of Responses

General support, particularly for considering provision of older persons accommodation, but some concerns that 30dph is too high. Need for a range of house sizes, including larger family homes highlighted.

Detailed Comments

| Reference | Comment |
|---|--|
| 00675 | Housing densities proposed indicate blocks of flats which are detrimental to community life and long term social effects. |
| 00675 | Housing needs are for family households with garages and gardens, and bungalows with gardens and communal areas for disabled and elderly people. |
| 00666 | Support inclusion of elderly as a category. SHMA should take account of Accommodation Strategy for Frail Older People and form part of planning strategy for this group. |
| 00658 | Consideration on density should also be given to the nature of the proposed development and the value for money that it represents where the housing provided is grant funded. |
| CU/0061 | 30dph is too low an average across the district. Apart from areas of special landscape or historic value, average densities should be at least 40-45dph. |
| NSO/0085 | Support provision of housing to meet the needs of all groups in the District, including the elderly. |
| NSO/0039 | Support approach to securing high quality residential development and a mix of house types and sizes. |
| NSO/0039 | Although policy seeks an average density of 30 dph, will be instances where the existing townscape and landscape character, particular where small Green Belt releases are proposed, would suggest a less dense approach to development through provision of detached and semi detached family type homes. |
| SCO/0018 (Abbots Langley PC); NSI/0060 | Para 7.36: SHMA predicts population to rise by 1200 people, so why do we need to build 1688 new homes and also households will rise by 2,900. These figures taken together do not correlate. How many houses actually needed if population only projected to rise by 1200? |
| SCO/0018 (Abbots Langley PC); NSI/0060 | Support 30 dph, reject higher density for larger sites as would create disproportionate high density development in Abbots Langley. |
| SCO/0057 (Natural England) | Policy should include an aspiration for high quality which respects the positive attributes of the local area. We note that DC7 covers design, but a reference to this in the generic policy would be appropriate. |
| SCO/0019 (Chorleywood PC) | Note density guidelines with disappointment. |
| SCO/0018 (Abbots Langley PC) | 30dph too high. |

Sustainability Appraisal

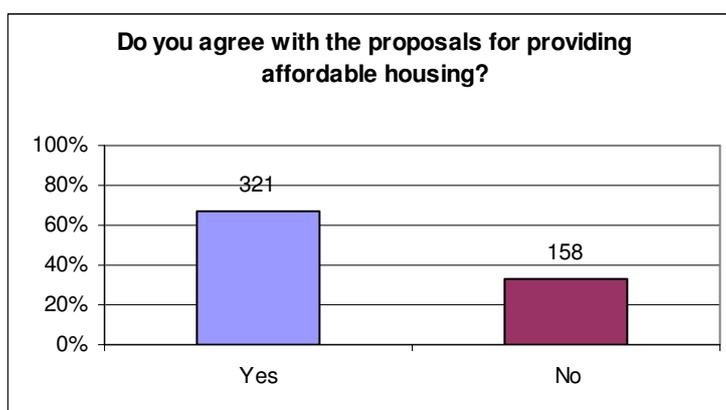
- Likely to have positive effect against most environmental objectives and no relation with some objectives such as biodiversity, water quality and soils
- By encouraging new development and increasing housing density in locations situated conveniently for public transport it will help consolidate a compact form of development pattern, reduce vehicle emissions, improve air quality and health
- Positive for economic growth as likely to attract inward development both residential and commercial
- Likely to create a desirable public realm
- Supportive in terms of social equality and diversity.

- No negative impacts but there are uncertain impacts on flood risk and climate change proofing
- Recommends the following to improve CP3
 - Maximise opportunities to promote sustainable construction methods in the whole development in
 - Should make reference to flood risk policies of the CS

CORE POLICY AFFORDABLE HOUSING

Question

| Do you agree with the proposals for providing affordable housing? | | |
|---|--------|------------|
| | Number | Percentage |
| Yes | 321 | 67.0% |
| No | 158 | 33.0% |
| | 479 | 100% |



Summary of Responses

Overall support for provision of affordable housing, and particularly for family housing, although 45% considered too high a percentage by some respondents; the national average should not be exceeded. Concern that affordable housing provided should be for genuinely local people, and should not be concentrated in one area, or sites with 100% affordable housing to avoid creation of ghettos. It should also be located close to infrastructure, raising issues about rural exception sites. It should also reflect the character of the surrounding area.

Detailed Comments

| Reference | Comment |
|-----------------|--|
| 00681 | Vital under PPS3 requirements that the economics of development viability is at the heart of the policies, otherwise homes will not be delivered at this rate. Suggested proportion is too high for such a modest borough in terms of house prices and related land values. More emphasis needed on viability and areas within the District will require different treatment. |
| 00658 | Commuted payments towards provision of off-site housing is a sensible approach for smaller developments but would welcome transparent mechanism to account for use of such payments |
| 00659; 00660 | Provision of 45% on site unnecessary and not within the targets as set out in PPS3. East of England Plan indicative target of 35% is below that of TRDC, particularly in respect of seeking 50% affordable for site specific circumstances and we strongly consider that the 45% target proposed should be reduced. Further the CS proposes off site commuted payments in respect of small sites |

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| | delivering between one and nine dwellings. As set out in PPS3, the national indicative minimum site size threshold is 15 dwellings. We understand LPAs as stated can set lower minimum thresholds, where viable and practicable, including in rural areas, however this is vague in terms of stating that it may vary depending on site circumstances. |
| 00601 | Affordable housing not appropriate in Loudwater. |
| 00425 | Historically have not provided 30% affordable housing but high demand as demonstrated by Housing Needs Survey so requirement to increase delivery of affordable housing across district. PPS3 states that where viable and practical, consider allocating and releasing sites solely for affordable housing, including using a Rural Exception Site Policy, enabling small sites to be used, specifically for affordable housing in small rural communities. Bedmond is regarded as a highly sustainable settlement with requirements for affordable housing, so identification of this site as Rural Exception Site should be acceptable. Affordable housing policies should note PPS3 requirement for the planning system to deliver flexible and responsive supply of land reflecting 'plan, monitor, manage', and to ensure affordable housing sites are available, suitable and achievable. |
| 00425 | Policy should not specify that affordable housing sites should be identified "within village cores", as too restrictive in terms unlocking potential available other sites, considering the existing sprawling nature of Bedmond. Policy should reflect potential of other appropriate sites adjacent to Bedmond's core, and act to create a more logical format to the settlement. Failure to pursue flexible but robust policy in respect of potential housing sites, could significantly affect delivery of affordable housing, already identified as in great need. The policy should be revised as follows; ' <i>Permitting small-scale affordable housing within and on the edge of the villages core areas of Sarratt and Bedmond on the basis of need through the release and allocation of Rural Exception Sites. Allocations will be made through the Sites Allocation Development Plan Document</i> ' |
| 00331 | Affordable housing should be spread across developments, not concentrated in one area |
| 00280 | Level of affordable housing needs to reflect current balance between housing need and viability. No evidence to support the higher proportion of affordable housing than required by regional plan. |
| NSO/0039 | Do not support. Appears that aspirational target of 45% has been set on the basis that it will enable the authority to exceed delivery of the East of England Plan target of 35% on the basis of acute affordability issues identified in the SHMA and on a reasoned approach to development viability in the DES. Greater emphasis should be placed on the need to take into account site specific circumstances and financial viability, particularly due to current market conditions which have seriously undermined housing delivery. |
| NSO/0039 | Setting a specific tenure split does not allow proposals to take into account local housing need, site specific circumstances and development viability. Again, as advocated in paragraph 6.22 of the DES there should be scope to change the tenure split to assist viability. Furthermore, for small and medium sized proposals, the requirements will not help to contribute a healthy mix of dwelling types and tenure, e.g. a development of 10 units would require either 4 or 5 affordable units of which 3 would be social rented, which would lead to an unbalanced development. Therefore a minimum threshold should be provided. Policy should make clear the intention to impose the affordable requirements on all residential developments. May be more appropriate to develop a SPD to guide level of affordable housing provision and the tenure split, which would provide flexibility in the Core Strategy as required by PPS12. |
| NSO/0039 | Not clear what is meant by "village core areas" in policy. Approach to delivery of Rural Exceptions sites should be sufficiently flexible to enable sites to come |

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| | forward on the basis of a sequential approach to development. |
| CU/0105 | Despite government targets, target far too high for the stability of our local communities. |
| CU/0061 | Should be no loopholes to requiring a family or employment connection in perpetuity for occupiers of any affordable housing allowed. Improving viability of community facilities requires more than a narrow Development Control approach; TRDC could also promote this through an enabling role and subsidies. |
| SCO/0003 (EEDA) | Plan should seek to increase provision of affordable housing within broader plan to help sustain scale and vitality of villages and market towns |

Sustainability Appraisal

- Will uphold social objectives and ensure increased housing provision thus positively contributing to economic growth and will help revitalize town centres
- Performs well against use of brownfield site, resource efficiency as it encourages release of non-residential PDL
- Effect of decrease in site threshold is uncertain under sustainable prosperity and growth due to current economic climate and opportunities in neighbouring councils
- Effect uncertain against cultural heritage and crime objectives
- Recommends the following to improve CP4
 - Ensure affordable housing provision does not compromise with character of historic buildings or with that of character areas
 - Clarity over role of affordable housing in addressing effects of climate change – such as CC adaptable development is recommended

CORE POLICY: GYPSY AND TRAVELLER PROVISION

Summary of Responses

Support for approach, and comments that there is no need/ demand for sites in the area.

Detailed Comments

| Reference | Comment |
|---|---|
| 00649 | Support policy approach to <i>Avoid causing an adverse impact on areas of recognised wildlife and landscape importance, and on the openness of the Green Belt</i> . |
| SCO/0018 (Abbots Langley PC); NSI/0060; SCO/0019 (Chorleywood PC) | Support rejection of Scott Wilson sites, allocation of sites should be based on need, and AL/ TRDC is not an area where migratory workers/ travellers normally employed. |
| SCO/0023 (Environment Agency) | No mention of pollution prevention on these sites. There should be adequate waste water disposal provisions provided on sites to minimise pollution to groundwater and surface waters. Waste collection facilities should also be provided and if possible recycling facilities to ensure that activities are kept as sustainable as possible. Recommended change: pollution prevention measures need to be considered for these sites. |
| SCO/0014 (Watford Borough Council) | Recognise that the timing of the publication of the Panel Report on the EEP Single-Issue Review may not have allowed for recommendations to be assimilated into the draft Core Strategy, and proposed changes to have yet to be published, and also that there is still a way to go before the EEP policy on gypsy and traveller accommodation is finalised. |

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| | If EEP policy be adopted in the form recommended by the Examination Panel: section refer to the Panel recommendation that promotes joint working between Watford and neighbouring authorities to meet the provision allocated to Watford. Para 7.69 superseded by Panel recommendation on identification of a 10-pitch transit site serving south and west Hertfordshire, which would need to be in the vicinity of junctions between north/south and east/west transport corridors. Core Strategy should recognise that this may be in Three Rivers, and should further refer to the need for joint working to identify appropriate sites. |
| SCO/0014 (Watford BC); CU/0272 | Support para 7.63-it seems non-sensical to provide spaces that are not required. |
| CU/0272 | Are CP5 figures based on the govt examination or haven't these come through yet? It isn't clear why a 3% pa increase figure has been chosen. |

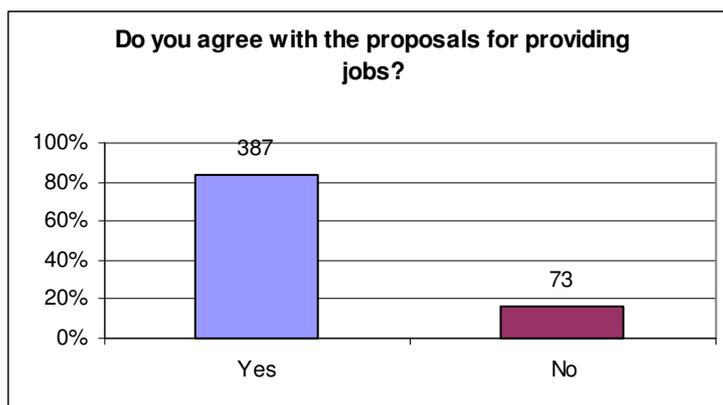
Sustainability Appraisal

- Will have a mild positive effect on sustainability objectives, particularly growth, social inclusion and economic growth
- Sensitive to gypsy settlements in terms of ensuring accessibility and spaces for their provision
- Scores well under biodiversity and wildlife objectives as aims to protect openness of Green Belt and areas of wildlife and landscape importance
- Scores positively for flood risk and climate change objectives
- Providing a range of services in areas within or near to existing settlements should benefit local economy and contribute to revitalizing town centres
- Contributes to achieve social objectives such as equity and inclusivity
- Likely to encourage a participatory society
- Effect on water resources, brownfield land cannot be determined as policy wording not explicit about its approach to these issues although CP1 advocates use of PDL
- Recommends the following to improve CP5
 - Clarity over position of the policy in relation to sites identified for development that may be at risk from flooding is required – reference to appropriate procedures or DC policies within the CS may suffice at this stage
 - Should ensure safeguard of small, local neighbourhood businesses

CORE POLICY: EMPLOYMENT AND ECONOMIC DEVELOPMENT

Question

| Do you agree with the proposals for providing jobs? | | |
|---|--------|------------|
| | Number | Percentage |
| Yes | 387 | 84.1% |
| No | 73 | 15.9% |
| | 460 | 100% |



Summary of Responses

Overall support, acknowledging the need to provide local jobs for people to increase sustainability but concern that there are already empty offices available within the District, and that current economic conditions make it unlikely that new jobs will be created. Also highlighted that housing proposals will lead to loss of employment sites, inconsistent with the proposals for employment. Large sites should be mixed use developments and proposals should not mean more development of green belt/ greenfield sites.

A particular need for local jobs in South Oxhey/ Carpenders Park area identified, and concern that insufficient infrastructure to support further employment development in Maple Cross.

Detailed Comments

| Reference | Comment |
|-----------|--|
| 00661 | No provision for farm diversification, as recognised by PPS7. LDDs should set criteria to be applied to planning applications for farm diversification projects, and should be supportive of well-conceived farm diversification schemes for business purposes that contribute to sustainable development objectives and help to sustain the agricultural enterprise, and are consistent in their scale with their rural location. Lack of specific policy will severely hamper the development of enterprising farm diversification projects in the District. |
| 00661 | No provision for the re-use of buildings in the countryside as supported by PPS7. Planning authorities should set criteria for permitting the conversion and re-use of buildings in the countryside for economic, residential and any other purposes, including mixed uses. Lack of specific policy will severely hamper development for the re-use of existing buildings in the countryside and the District. |
| NSO/0015 | To promote sustainable development, agree with continuing to focus employment use within key employment areas within the District. However, in recognition of the oversupply of office space, the release of land at Leavesden and the release of some land at Kings Langley is supported. This will help to meet predicted development demand over the plan period in a sustainable way. |
| NSO/0015 | Critical that additional employment land is identified for the overall plan for the District to be robust to deal with release of some land and predicted future demand. Support expansion of business activity at Maple Cross on the land at Maple Lodge. Expansion would provide additional floorspace with close links to the M25, and help provide opportunities to address deprivation in the Maple Cross area. Review of Green Belt boundary should be undertaken to ensure adequate provision for the additional employment land is deliverable and so provide the small and medium sized units required in the Employment Land |

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| | Study. |
| SCO/0023 (Environment Agency) | Could be significant opportunities to improve watercourse environment and river corridor. Would look to have a minimum 8m buffer zone to main rivers and 5m buffer zone to any lakes |
| SCO/0003 (EEDA) | Plan should seek to provide employment space that allows rural businesses to start up and grow |
| SCO/0003 (EEDA) | Should support measures to raise employment rates and the profile of high value employment across the arc by overcoming barriers to employability and raising basic and higher level skills; and support the sub regional roles of KCDCs by recognising the reality of sub regional economies and the need to support the roles that they play within the region/ subregion. |
| SCO/0003 (EEDA) | Concern over loss of employment land to alternatives. Employment land should only be developed for alternatives where there is sound evidence that land is genuinely surplus to requirements through a current and up to date Employment Land Study, notwithstanding the current market conditions, or where the site is unattractive to the market and is being replaced with alternative sites that are likely to come forward within the plan period. Important to retain employment land within the district where demand can be demonstrated in order to overcome the problem of high out commuting. Guidance manual on Employment Land Reviews available. |

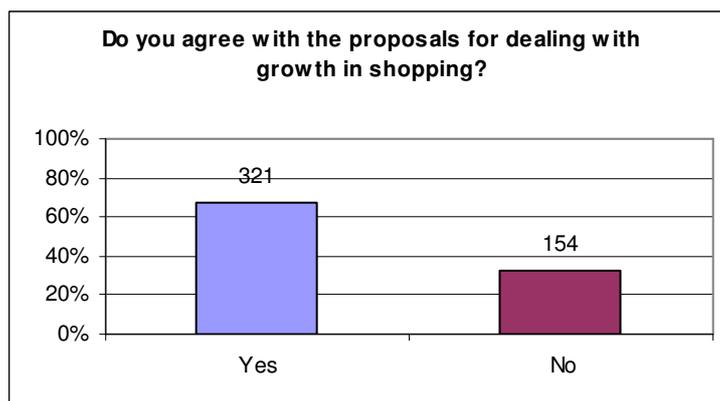
Sustainability Appraisal

- Will have a secondary positive effect on transport emissions, air quality and health
- Will have a mild positive impact on all economic and most of the environmental objectives
- Likely to help achieve sustainable growth, increase town centre viability
- Mixed-use development in areas accessible to public transport will advance social objectives
- Effects uncertain under flood risk/climate change adaptability through adaptation strategies for commercial and public buildings is unknown
- Results of Level 1 SFRA should be referred to address a few identified uncertainties
- In spatial terms land at Leavesden Park and Kings Langley land release should occur in a phased manner, preserving the most desirable employment sites. This process should include a safety margin to provide flexibility on future land supply
- Recommends the following to improve CP6
 - Clarity of position of the policy in relation to sites identified for development that may be at risk of flooding is required. Reference to appropriate procedures or DC policies may suffice at this stage
 - Policy should ensure safeguard of small, local neighbourhood businesses

CORE POLICY: TOWN CENTRES AND SHOPPING

Question

| Do you agree with the proposals for dealing with growth in shopping? | | |
|--|--------|------------|
| | Number | Percentage |
| Yes | 321 | 67.6% |
| No | 154 | 32.4% |
| | 475 | 100% |



Summary of Responses

Overall support for approach, though comments that there is no need for any new shopping facilities, demonstrated by empty premises currently which should be filled first. If shops are to be created, these should be for local businesses, not national chains, and should provide a mix of shop types, not just hairdressers/ estate agents etc.

Sufficient free parking important to ensure viability of local shops, and Maple Cross should be considered for shopping facilities

Detailed Comments

| Reference | Comment |
|--------------------------------|--|
| 00659 | Statement 'Proposals for any major convenience (food) floorspace...will generally be resisted' is not appropriate and fails to comply with PPS1 (overly prescriptive) and PPS6. Furthermore, findings of Retail Study are sufficiently objective and there is in fact a greater requirement for retail floorspace within the plan period. We consider there is capacity within Croxley to be served by a store with floorspace above the criteria set by this policy. |
| NSO/0036 | By not looking at potential housing supply in Chorleywood, policy in Chorleywood cannot be supported by new population therefore unviable and unsound. |
| SCO/0026 (English Heritage) | The third sub-point of bullet 1 could refer to scale in the visual sense to ensure that the character of the area's townscape is respected. |
| SCO/0019 (Chorleywood PC) | Support para 7.101, but should not be to detriment of local services. |
| SCO/0014 (Watford BC) | Para 7.96 should refer to Watford's role as a regional town centre, important as Three Rivers does not contain a defined regional town centre or a defined major town centre under EEP policy E5, and is therefore reliant on other centres for higher order retail and services. Do not seek to diminish the role of TRDC's retail and service centres, or oppose levels of growth appropriate to the scale and importance of those centres. Acknowledge the important roles many of the centres play in meeting the needs of Watford residents. However, seek to protect Watford Borough's role in providing regional-level and higher-order retail, leisure and other services, and in doing so would wish to help protect TRDC from, for example, large and potentially disruptive, out-of-centre retail or leisure development that might be better accommodated within the regional town centre. |
| SCO/0014 (Watford BC) | Figure 11 should make explicit that each of the types of centre shown are equivalent to the types of centre defined in PPS6 Annex A. |
| SCO/0014 (Watford BC) | Suggest reference is made in policy to major new retail development and higher order provision (as defined in EEP policy E5) not being appropriate in Three |

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| Rivers whether in town centres or out-of-town. |
|--|

Sustainability Appraisal

- Will contribute to an overall pattern of sustainable development
- Largely protect landscape and townscape from adverse effects of new development
- Locally accessible locations will reduce the need to travel hence reducing need to travel and carbon dioxide emissions
- Strategy should consider addressing possible competition from other centres such as Watford
- Should suggest link up with urban design improvements and townscape enhancements as a combination of design and economic strategy improvements will increase vitality and viability of town centres
- Should consider options to bring forward surplus convenience shops for comparison goods shops provided they are viable

CORE POLICY: TRANSPORT

Summary of Responses

General support for approach, particularly for improvements to cycle facilities. Need for better public transport facilities, and concern about the state of existing roads.

Detailed Comments

| Reference | Comment |
|-----------------|---|
| 00661 | Statement ' <i>Development will need to be designed and located to minimise the impacts of travel by motor vehicle on the District</i> ' overly restrictive and fails to comply with PPS7 and PPG13 and will have a detrimental impact on the wider rural economy. Do not object to the principle of the need to reduce travel by car, but flexible approach required to recognise that many areas in the District do not benefit from an extensive public transport network, and in these areas, the car is the only means of transport. PPS7 and PPG13 make it clear that adequate housing and economic development should occur within rural areas, and PPG13 advises against the use of urban accessibility criteria when considering developments in relation to farm diversification. Overly restrictive approach to accessibility criteria makes it unlikely that developments will be successful in a rural area with 'knock on' environmental, community and social issues. Preferred policy approach in respect of use of roads in the countryside would preclude further development from countryside, unreasonable and contrary to national and local policies on economic regeneration and diversification of the rural economy. Therefore encourage a more flexible approach to the need to travel depending on circumstances and other considerations. |
| 00661 | Farm diversification is an essential part of a modern agriculture and an unduly restrictive regime will undermine many businesses, leading to a detrimental impact on other Council objectives. Furthermore, the planning gain which can be achieved by finding alternative uses for such sites is considerable and needs to be a policy consideration. |
| 00659; 00660 | Development proposals to contribute to the delivery of specific transport improvement measures and schemes should be considered on a case by case basis. |
| NSO/0054 | The role of the canal and towpath is important. The Grand Union Canal towpath leaflet promotes further use of sustainable transport in the District. Better signage and the development of further links to and from the towpath would help further opportunities. In addition, the canal's potential role for freight could be mentioned in the report. |

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| SCO/0018 (Abbots Langley PC);; NSI/0060 | Concern that Integrated Demand Management at M25 junctions 21 or 19 could have a detrimental effect on local routes, and therefore expect full engagement over those issues with the Highways Agency and the County Council before decisions are taken. |
| SCO/0018 (Abbots Langley PC);; NSI/0060 | Welcome proposals, but would also like to see the following: retention and support of 318 route; improved bus services between the existing and proposed estates, including hopper type services and the between village centres and stations (Watford Junction & Kings Langley) including buses running to the station at commuter travel times; improved facilities for safe parking of cycles in the village centre, local parks, outlying shopping centres and the station, including lockable cycle boxes; improved station parking but needs to be affordable to encourage people to use trains rather than cars; create a zone bounded by C76 & C77, Hyde Lane and South Way –inclusive; (M25 excepted) in which larger HGVs are banned to discourage through HGV traffic, though accepted HGV access would be required during working days; consideration should to the introduction of 20mph limits to assist in safety and traffic flows. |
| CU/0061 | Welcome emphasis on the importance of accessibility, but needs to have teeth to avoid developers simply producing token Green Transport Plans. |
| CU/0061 | No mention of 20 mph zones; should be required at least in all residential areas as of critical importance in encouraging cycling and walking. Omission is not justified by speed limits being a County Council function, as document includes other objectives concerning County Council functions. |
| SCO/0058 (Highways Agency) | Emphasis on sustainable transport positive, and linking accessibility and transport integration between settlements vital. |
| SCO/0058 (Highways Agency) | Support approach to reducing impacts of car usage when designing new developments. Advocate emphasis on transport assessments and travel plans while making appropriate provision for sustainable transport means. |
| SCO/0058 (Highways Agency) | Transport should be integrated into wider network. Advocate position on transport issues, but interaction between sustainable developments and wider network can only be achieved if policies given same priority. |
| SCO/0058 (Highways Agency) | Need to undertake further Transport Assessments for development locations where significant constraints exist to identify need or otherwise for key items of infrastructure to link with policy on Integrated Transport. |
| SCO/0058 (Highways Agency) | Strategy should set clear framework for demand management to ensure developers come forwards with measures to minimise traffic generation from development. |
| SCO/0058 (Highways Agency) | Consider more sustainable modes of transport for freight carrier, vital to reduce HGVs on road network. |
| SCO/0026 (English Heritage) | Appropriate to give some priority to improvements to the pedestrian environment in general, not just in new developments. Should be addressed by increasing accessibility where severance has occurred and by enhancement of the public realm. |
| SCO/0019 (Chorleywood PC) | Support majority of improvements, but Dog Kennel Lane not wide enough for a bus service. Need to improve all parking at Station car park in Chorleywood. |
| SCO/0014 (Watford BC) | Helpful in para 7.118 to indicate the projects that are not wholly or partly within Three Rivers (i.e. the Health Campus and Watford Junction), while noting as necessary the beneficial impacts they may have on Three Rivers. |
| SCO/0014 (Watford BC) | Pleased to note the explicit support for Watford Junction improvements and Croxley Rail Link and implicit support for improved links with Watford town centre. In expressing this support, we would welcome similar explicit support for the Health Campus link road. |
| SCO/0003 (EEDA) | Plan should improve connectivity and transport services between rural areas and regional cities to increase connections to the knowledge base centres of |

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| | excellence, hubs and markets |
| SCO/0003 (EEDA) | Should support improvements in sustainable transport connections between key centres across the arc and between key centres and the international airports; retain and enhance the quality and frequency of train services to London, maximise the economic benefits to the region from planned investment in cross rail and Thames link. |

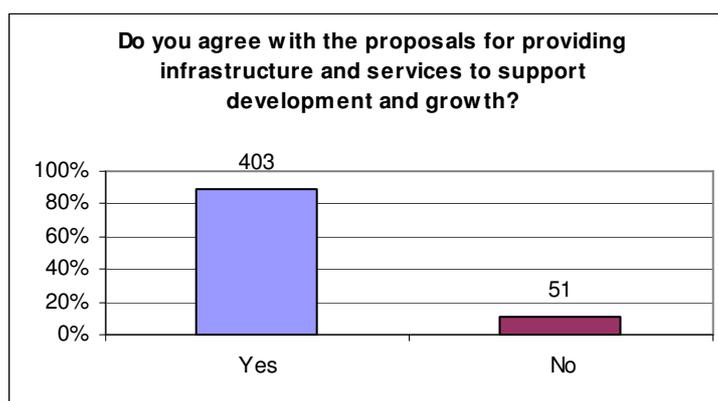
Sustainability Appraisal

- Likely to have a significant positive impact on air quality objective and positive effect on CO2 emissions
- Sustainable transport system will help produce an overall sustainable development pattern that allows the District to prosper and help town centres maintain and/or enhance vitality
- Public transport improvements between key centres and within key estates will improve accessibility to services thus has a positive effect on social and economic objectives
- Effects of highway and infrastructure improvements are uncertain for flood risk and landscape objectives
- Recommends the following to improve CP8
 - In addition to inter-town connectivity improvements, strengthen public transport within villages and secondary centres

CORE POLICY: INFRASTRUCTURE AND PLANNING OBLIGATIONS

Question

| Do you agree with the proposals for providing infrastructure and services to support development and growth? | | |
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| | Number | Percentage |
| Yes | 403 | 88.8% |
| No | 51 | 11.2% |
| | 454 | 100% |



Summary of Responses

Support for providing infrastructure proportionate to any growth, but this must be in place before development begins. All development should contribute to infrastructure provision, but this should be related to development viability. Concern that existing infrastructure cannot cope with current population, with particular concern about school places and the need for a new school(s) in the District.

Infrastructure should include facilities for children/ young people, and water and sewerage infrastructure, but questions over whether a new police HQ is actually required, and at the loss of infrastructure as a result of housing site proposals.

Detailed Comments

| Reference | Comment |
|-------------------|---|
| 00680 | Not wise to build houses in the Abbots Langley area without additional schools/GPs etc? Also the roads are very busy and additional housing will only worsen this situation. |
| 00666 | Support inclusion of HCC Planning Obligations Guidance – Toolkit for Hertfordshire. |
| 00649 | Rural functionality is mentioned within the SA Framework under Biodiversity, where one of the criteria is ‘to support farming and countryside practices that enhance biodiversity and landscape quality by economically and socially valuable activities...’ This is a challenge that all local authorities need to understand and support, whether or not there is a clear mechanism for delivery. It underpins most if not all of the policies relating to biodiversity and landscape; site / visual amenity protection is one aspect; delivering and sustaining it as part of a functional environment is quite another. |
| 00620 | The new station at bottom of Mayfare Estate a concern; will help access into Watford, but will it mean CPO of any of Mayfare Estate? |
| 00620 | Do not support schemes to make road between Croxley Green, Sarratt and Chipperfield easier. Traffic increased and poor road condition. |
| 00536 | Schools in Abbots Langley area already oversubscribed, increase in housing must be met with an increase in school places. |
| 00536 | In present economic climate, unlikely developers will be interested in providing housing, let alone contributing to improving local infrastructure. |
| 00272 | Need to moderate expectations re Planning Obligations. Profitability of development much reduced in the current economic climate and previous expectations of what development can support in terms of new infrastructure etc need to be modified. |
| CU/0272; 00331 | Concerned that secondary school provision will be inadequate to support much new development without the building of (or conversion of existing building for) new schools. |
| NSO/0087 | Reference to the provision of indoor and outdoor sports as part of the County-wide infrastructure and investment welcome, as is to take account of both this strategy and the District priorities for infrastructure provision. The Active Hertfordshire Sports Facility Strategy (2008), prepared by the Hertfordshire Sports Partnership, should be used to help inform investment strategy as it has identified existing and future strategic sports facility needs, broken down into district and sport specific needs. Strategy can be viewed at the Hertfordshire Sports Partnership’s website. Tools and guidance documents available to assist local authorities secure sports facility provision through new development at www.sportengland.org/index/get_resources/resource_ps/kitbag_front_page.htm . |
| NSO/0068 | Housing options centred on Abbots Langley would place pressure on existing Neighbourhood Police facility. Development would generate a need for an additional 3-4 constables and 2 PCSOs. Current community police facility is inadequate to accommodate additional staff, therefore development would require additional or new accommodation to house AL Neighbourhood team. Failure to do so would undermine creation of sustainable communities, crime reduction and Community Plan priority of creating safer towns. |
| NSO/0068 | Need for a new Area Command HQ with custody facilities to serve Western area (would not have ‘walk-in’ public access). Leavesden Employment area |

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| | meets the requirements for a new facility, and request this is taken into account before deciding on future of area. |
| NSO/0054 | British Waterways research shows uplift in value of 20% for development facing the canal. Therefore developers to contribute to enhancement of the canal by paying for adverse effects caused by such development on towpath and other assets in line with circular 05/2005. BW's existing contributions to e.g. communities, ecology and conservation of listed buildings, cut across many areas of interest. Therefore important that advantages that BW confer are covered specifically in any tariff system. With that caveat, support policy. |
| NSO/0039 | Insufficient clarity on the approach to planning obligations. The Planning Obligations Guidance – Toolkit for Hertfordshire (2008) does not provide guidance on all elements to be covered, and while some additional SPDs, an overarching SPD should be prepared to provide clear guidance, referring to other documents as appropriate. If CiL approach is to proceed, Council will need to prepare evidence of the physical, social and green infrastructure to enable the delivery of planned development (PPS12, para 4.8). Not yet known what the HHS document comprises. If CiL is to be introduced, infrastructure plan would need to form part of the Development Plan so that the infrastructure requirements can be clearly defined and appropriate funding from both private and public funding sources identified accordingly. |
| NSO/0015 | Key sustainability objective should be for new development to be co-ordinated with infrastructure it demands and to take into account capacity of existing infrastructure (para 4.8 and 4.10 of PPS12, RSS policy WAT2). Support policy approach, but understand that developers cannot be requisitioned to provide infrastructure upgrades under s106, while essential that infrastructure is in place prior to occupation. Essential that developers demonstrate adequate capacity exists on and off the site to serve development and that it would not lead to problems for existing users. This may make it necessary for some developers to carry out studies to ascertain whether development would lead to overloading of existing water and sewerage infrastructure. Where a capacity problem and no improvements are programmed by the statutory undertaker, the developer needs to contact the undertaker to agree what improvements are required and how they will be funded prior to any occupation of the development. Infrastructure delivery may take 18 months – 3 years for local upgrades and 3 – 5 years for more strategic solution and in some instances this infrastructure may have to be funded by developers. Crucial that the Core Strategy refers to the provision of adequate water and sewerage infrastructure to service development and avoid adverse impacts, therefore recommend inclusion of a specific policy in respect of water and sewerage infrastructure. [Suggested text provided]. |
| NSO/0015 | Given differences in timescales between Core Strategy and investment programmes, further policy should be included to support development of water and waste water facilities to support growth. [Suggested text provided]. |
| NSI/0131 | Currently no standard receipts for health across Hertfordshire. New developments have financial impact on the PCTs in providing health services for new residents. PCTs receive funding for the resident population, based on a national formula, but can be a time-lag between changes in population and changes in the funding received of at least three years. Where directly related to the needs created by a new development, and existing facilities cannot cope with potential increase in population, legitimate to seek funding for health care facilities via the planning obligations process. Should be a contribution to revenue funding until mainstream funding catches up. Even when facilities are created / developed within a new housing development, they cannot be staffed or run as these needs cannot be met through existing NHS budgets. |

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| | <p>May be suitable local facilities in building terms to meet small expansions and developments, but revenue to increase service provision needs to be taken into account. Important for small schemes, which on their own do not make a large impact, but cumulatively can have a significant impact on the local health resources. Therefore support the principle of pooled contributions for smaller developments.</p> <p>PCTs should receive an agreed contribution from Section 106 / planning obligations, which should result in funding to support capital developments, and support the running costs of services provided until central funding catches up with population growth. Propose inclusion of health tariff in the countywide policy</p> |
| SCO/0023 (Environment Agency) | <p>Strategy should address the issue of providing adequate sewerage infrastructure and particularly the importance of ensuring there is adequate capacity in the local sewerage infrastructure to allow development to occur. This is a very important factor as to whether or not an area could be developed and should be one of the very first avenues explored before a site is put forward for development. Need to see that a proper assessment has been carried out to ensure that the local sewerage infrastructure can cope with the development of potentially over 4000 new homes. Early discussions should be taking place with Thames Water and EA to ensure that Maple Lodge STW and the local sewer network can cope with this amount of development.</p> |
| SCO/0018 (Abbots Langley PC); NSI/0060 | <p>Preferred policy approach too vague.</p> <p>To support the growth across the district we need: more schools; both JMI and secondary and college places; more health services; GPs; clinics; social and care services; community facilities and activities especially for young people and older people; water resources; maternity provision and improved services for the youngest and most vulnerable members of our community. Provision for home births and small local birthing centres.</p> |
| SCO/0019 (Chorleywood PC) | <p>Infrastructure should be part of planning process: no new development unless available infrastructure. Currently not enough emphasis on schools, health, drainage and water supply.</p> |
| SCO/0019 (Chorleywood PC) | <p>Currently insufficient school places, additional homes, particularly family, will make situation worse. Not satisfactorily addressed.</p> |
| SCO/0018 (Abbots Langley PC) | <p>What provisions for water supply to new developments? Water pressure problems in Abbots Langley.</p> |
| SCO/0018 (Abbots Langley PC) | <p>Need proper purpose built modern schools, not just extensions.</p> |
| SCO/0017 (Herts CC) | <p>Expansion of primary schools likely during plan period. New residential development need to expand local schools where site capacity, or new schools where limited/ no scope for expansion.</p> |
| SCO/0017 (Herts CC) | <p>Page 75 to be updated. Pressure in most settlements at primary (exceptions in Maple Cross and South Oxhey) and secondary level.</p> |

Sustainability Appraisal

- Likely to have positive effects on flood risk, social (health) and economic growth objectives
- A significant positive effect on sustainable development pattern and accessibility
- Policy wording too broad to assess majority of objectives therefore effect uncertain for biodiversity, water quality, and climate change adaptability, landscape and townscape, cultural heritage
- Recommends the following to improve CP9
 - Clarity over definition of “significant amenity”

CORE POLICY: MONITORING AND DELIVERY FRAMEWORK

Summary of Responses

Support for approach, but general concern that the current economic downturn may affect plans and prevent implementation.

Detailed Comments

| Reference | Comment |
|-----------|--|
| 00649 | Suggest that reference should be made to HBRC as principal source of ecological information for monitoring. |
| NSO/0039 | Monitoring of delivery should be undertaken on an annual basis to ensure that if housing delivery falls short of the targets, appropriate measures can be put in place through a review of the SHLAA or the Development Plan. This should clearly articulate those steps that could be taken in the event that delivery falls short of planned supply. |

Sustainability Appraisal

- Likely to have an overall positive effect on most environmental objectives
- Scores well under social and economic objectives
- Will progress climate change proof objective
- Help deliver sustainable growth that will contribute to town centre vitality
- Positive for social inclusion and community participation objectives
- Partnerships with LSP and Local Area Agreements are likely to reduce crime (actual and perceived)
- Recommends the following to improve CP10
 - Consider including young people as partners in the delivery process, particularly to deal with juvenile crime

DEVELOPMENT POLICIES: GREEN BELT

Summary of Responses

Objection to any development taking place on green belt. Approach to development and green belt boundaries to be clarified. Suggestions made of locations for green belt boundary revision and designation of Major Developed Sites in the Green Belt.

Detailed Comments

| Reference | Comment |
|-----------|--|
| 00637 | Support proposals to revise green belt boundaries, though most appropriate locations may not be directly adjacent to main urban areas, as at Tolpits Lane. Therefore amend second bullet point to ' <i>Make minor revisions where appropriate to the Green Belt boundary around the main urban area (and in other suitable locations) to accommodate development needs....</i> ' |
| 00637 | Strategy unclear, but assumed allocation of South Tolpits Lane would require removal of site from green belt. This is considered most appropriate way forwards, even if entire site not eventually developed. In accordance with PPG2 would allow clear and defensible boundary along River Colne. |
| 00425 | Though Core Strategy indicates small scale local reviews of green belt may be necessary, no details of this, no commitment to do so or a framework for review or criteria to identify where a review may be necessary. As 77% green belt, necessary to identify a framework and criteria for review in Core Strategy. Existing Green Belt boundary should be subject to some form of review in |

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| | accordance with national, regional and local planning policy. Suggest an approach whereby the most relevant part of the Green Belt to be reviewed is identified. Approach does not entail a strategic review of Green Belt at a regional level, but rather a review of 'consequential' Green Belt sites at a local level. Could be achieved through a Housing Exception Site policy at a later stage, to include some of the locations set out in Appendix 5. [Details of proposed system to review boundaries]. Not necessary to change the policy, but consideration to be given to the requirement for small-scale review. |
| 00425 | Although Green Belt sites allocated within the SHLAA, and Appendix 5; no reference to any study detailing the way in which sites have been identified, nor a proposal to do this. Therefore propose that a second bullet point is added as follows; ' <i>To undertake a Green Belt Study in order to specifically identify sites that could be considered to be removed from the Green Belt</i> ' |
| 00392 | Welcome support for the Green Belt and focus on directing development to brown field land. However, there are additional sites within the Green Belt which should be designated as Major Developed Sites so do not support decision to only designate two MDSs. The Grove and Langleybury House/ School both have significant areas of built footprint and hard standing, and both meet the criteria for Major Developed Sites as set out in PPG2. Both have a very direct relationship and provide an opportunity to reduce their impact on the openness of the Green Belt either through infilling or redevelopment. Langleybury School currently has a significant impact on the openness of the Green Belt which could be substantially reduced if the existing school buildings were redeveloped and the floor area relocated either within the existing School site or within the site of the Grove. Opportunity should be acknowledged by designating both sites as MDSs. |
| 00327; 00321 | Royal Masonic School/ Merchant Taylors School should be designated as a major developed sites as significant quantum of existing buildings already, development can be accommodated without injuring openness of green belt, and likely to be significant educational benefits of modest additional development. Schools predate planning system. Sites are of a type referred to in PPG2 guidance, and characteristics befitting of MDS status. Core Strategy does not make it clear on what basis site is 'not suitable for designation in accordance with national policy'. Not designating sites would make Core Strategy unsound under PPS12 tests as would not be consistent with national policy, and would not be justified since not the most appropriate strategy when compared with alternatives of designation. [Suggested policy for MDSs- limited infilling]. |
| 00272 | Support policy in seeking to release land from green belt to meet future accommodation needs. But object to non-identification of land at Mansion House Farm for future development and propose removal from the Green Belt. |
| NSO/0077 | Aim of protecting the Green Belt would be strengthened by a more robust emphasis on protection of the Green Belt buffers and wedges separating communities; particularly critical when considering possible effects of expansion of Watford and Hemel Hempstead. |
| NSO/0039 | Support approach to managed release of some sites from the Green Belt to ensure delivery of housing supply. |
| NSO/0039 | Policy refers to a Proposals Map to be available at Submission stage, but unclear whether this will identify simple policy constraints or whether larger and smaller sites will be marked on the Proposals Map. Given the sites are specifically identified through the Core Strategy, Policy matters and site allocations should be marked. |
| NSO/0021 | Policy should have regard to positive contribution that renewable energy can play in reducing CO2 emissions and mitigating against effects of climate |

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| | change. |
| NSO/0015 | Propose revision of the Green Belt boundary at Maple Cross. Land well screened by existing buildings, and raised banks of the neighbouring the landfill site with the existing sewage treatment works would minimise potential visual impacts from the east. Inclusion of remaining sludge beds as part of the extended employment area would help ensure PDL is brought into beneficial use without compromising openness of surrounding Green Belt. Expanded Maple Cross Employment Area would not compromise PPG2 green belt characteristics. Depot area to the northeast of the Maple Cross Employment Area could also be removed from the Green Belt as site is already developed and does not perform any of green belt functions. Similarly this area follows a well established tree line which would clearly define the extent of the employment area and functioning as Green Belt. |
| SCO/0018 (Abbots Langley PC); NSI/0060 | Preferred approach should be to “Only allow development on virgin Green Belt as a last resort”. Strongly support retention of the Green Belt where it provides a strategic role to prevent urban sprawl and maintain openness, in particular: between Abbots Langley and Watford; between Abbots Langley and Hemel Hempstead; between Abbots Langley and Bedmond. Abbots Langley must remain a separately identified community, not part of “Greater Watford” or “Greater Hemel Hempstead”. Some members were passionate that the Green Belt be retained and protected for health reasons. |
| NSI/0002 | Adjust green belt boundary to exclude development sites at Hall Farm, Chorleywood. |
| CU/0061 | Reservations about development in the Green Belt, but welcome the general presumption against inappropriate development there. |
| SCO/0057 (Natural England) | Development should be located in the most sustainable locations which may be within the green belt in certain situations. |
| SCO/0057 (Natural England) | Environmental quality of green belt should be considered and the potential for achieving an improved quality of life. Improving environmental quality was not original PPG2 purpose of the green belt and green belts not established as landscape or ecological designations, or primarily as land for public amenity, but undeveloped nature and proximity to major urban populations means that areas present a significant potential resource for provision of public benefits. Benefits may relate to public enjoyment of the countryside and green spaces, sports and outdoor recreation, biodiversity, distinctive landscapes providing attractive settings for urban settlements, and resource for sustainable food production and positive environmental management. Therefore recommend policy includes additional point to encourage positive use of the green belt and increase environmental quality. |
| SCO/0040 (Three Valleys Water) | Support minor revisions to green belt boundaries around main urban areas and secondary settlements. |
| 00666 | Support proposals to revise green belt boundaries around main urban areas. Should be amended to remove Little Furze, Land adjoining St Josephs RC School and Land at Waterdell from green belt. |
| 00403 | Do not support the ‘major development site in the green belt status’ for Maple Lodge sewage treatment works. Development of site will conflict with the key aims of Colne Valley Park. |

Sustainability Appraisal

- Positive effect on biodiversity, soil and other environmental objectives
- Negative effect under use of brownfield land objective

- Without details of the extent of revision of the Green Belt boundary uncertain effect is predicted for biodiversity, soil, resource efficiency, landscape & townscape, sustainable development patterns and sustainable prosperity
- Maintaining general openness of Green Belt will allow area to continue to be used for leisure purposes
- Expansion of the urban form may encourage car travel

DEVELOPMENT POLICIES: BIODIVERSITY, TREES AND WOODLANDS

Summary of Responses

Support for approach, and in particular identification of biodiversity corridors, though definition should be widened to include green infrastructure functions. Concern that objectives are not compatible with other Core Strategy proposals such as housing sites.

Detailed Comments

| Reference | Comment |
|-----------------|--|
| 00724 | Appropriately referenced to Biodiversity Action Plan, and biodiversity corridors encouraging. |
| 00649 | Evidence base appears relatively weak with respect to biodiversity issues, although the majority of the principle information that needs to be referred to as a context for the Strategy is referred to within the document itself. |
| 00724; 00649 | Consider adopting 'Access to Natural Greenspace Standards' (ANGST) produced by Natural England and also refer to HCC Rights of Way Improvement Plan. Specific mention of GI functions would help secure and promote wider benefits such as access, particularly around publicly owned space and along river corridors, further than biodiversity corridors. Key characteristic of GI is that an area will generally have more than one function e.g. landscaping for a site can incorporate access and also promote biodiversity by forming part of a corridor, unless this potential function is described then the widest potential benefits may only happen through fortunate circumstances rather than design. |
| 00649 | Para 8.14: support outlining of the importance of a range of sites and the biodiversity duty. |
| 00649 | Para 8.15: Support the text, and map 8 although the definition of Wildlife Sites is poor and a small number of the smallest sites do not appear. Most of the obvious wildlife corridors within the District, where biodiversity enhancements would be more effectively identified. However, biodiversity to be welcomed anywhere and supported if opportunities arise. |
| 00649 | Para 8.17: Support text, and suggest that orchards should be included in description of habitats. Three Rivers area was once recognised for orchards and some important historic sites remain providing both landscape and ecological value. |
| 00649 | Para 8.20: list of LNRs missing Chorleywood Common and Batchworth Heath. |
| 00649 | Para 8.21: definitive map of Wildlife Sites should be provided at a larger scale or to a higher resolution, or reference made to HBRC who maintain the definitive list and boundaries. |
| 00649 | Para 8.23: Key Biodiversity Areas may afford a more strategic approach to biodiversity conservation, and opportunities may or may not arise within these areas depending on the circumstances. Suggest the word 'best' be replaced by 'good' given the implications of defending decisions in what could be presented as 'sub-optimal' areas for wildlife, despite the quality or potential of an individual site. |
| 00649 | Para 8.24: Support the broad principles and map 8 identifies major corridors which are functionally important within the District. Consider that one possible |

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| | corridor along the northern edge of the District is missing, identified within the Urban Nature Conservation Study for Dacorum. This is a tract along the northern boundary of the District linking a number of woodlands (within TRDC) through Chipperfield Common (DBC) and Penmans Green (within TRDC). |
| 00649 | Para 8.25: Suggest Chess Corridor description should include Chorleywood Common as included on Map 8; Rickmansworth Corridor to be re-named the Colne Corridor to better reflect location and length; Oxhey Woods to be a Corridor in its own right; southern corridor be described as the Moor Park, Batchworth Heath and Bishops wood arc; new corridor along the northern boundary: Chipperfield Common / Penmans Green corridor. |
| 00649 | Suggest orchards are included within suite of woodland habitats. |
| 00403 | Policy should refer to the Colne Valley Park's key aims which can help TRDC achieve their aims in the area to the south of Rickmansworth. Suggest: 'Development proposals within the Colne Valley Park should conform with the key aims of the Park' then list the 5 key aims of the park (note: alternatively the relevant key aim could be listed in the appropriate DC eg key aims 1 & 5 in DC3, key aim 2 in DC1, key aim 3 in DC2, key aim 4 in DC4). |
| NSO/0082 | Comprehensive and well worded chapter. Para 8.22: key biodiversity areas map have been updated, still named as Mid-Colne Valley, Whippendell Woods, and River Chess Valley but boundaries have been refined. |
| NSO/0082 | Para 8.26: would welcome involvement in the production of the Green Space Biodiversity Plan, along with CMS and HBRC. |
| SCO/0018 (Abbots Langley PC); NSI/0060 | Policy needs to be more embracing including provision of biodiversity for open spaces such as Hunton Bridge roundabout, large tracks of verges and parts of Leavesden Country Park becoming a wildlife site. |
| SCO/0018 (Abbots Langley PC); NSI/0060 | Policies do not cover need to protect roadside hedgerows from erosion and for appropriate replanting and maintenance. |
| SCO/0018 (Abbots Langley PC); NSI/0060 | As technology develops, consideration should be given to methane extraction methods, to enable sites where methane is currently being vented to be made available for development or for public open space |
| CU/0061 | Criteria for alternative wildlife habitat provision needs to be spelt out; should be of equal value to the site being developed. Who will judge whether the alternative is adequate? Requirement for alternative wildlife habitat provision, or for replacement trees and hedges, should include a requirement for subsequent management/maintenance. However, given the difficulty in practice of enforcing such requirements, should be a strong presumption against accepting such alternatives/replacements in the first place. |
| CU/0061 | Role of HBRC in advising DC to be mentioned, and HBRC advice given great weight. |
| SCO/0057 (Natural England) | Strongly support approach, particularly identification of local biodiversity corridors. Support improvement of connectivity of habitats through the establishment of networks of semi-natural green spaces as mentioned in bullet point 20 but we would like to see the term " <i>green infrastructure</i> " specifically mentioned. |
| SCO/0057 (Natural England) | SA suggests that trans-boundary impacts on issues such as water resources and increasing visitor pressure on protected sites should be included in policy. Agree, and suggest that also other issues affecting nature conservation and the environment which may involve collaboration between neighbouring Las. |
| SCO/0057 (Natural England) | Should be a specific policy on Green Infrastructure linked to DC2 and DC4. Would wish to see a net gain in green infrastructure and an approach which does not permit development that could compromise the integrity of the overall green infrastructure network. Explanatory text of additional policy should include |

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| | a definition of green infrastructure. [Definition provided]. Essential that Green Infrastructure is planned, delivered and managed in a co-ordinated and consistent manner across the district, with an appropriate level of investment. It should be planned within new developments, and provided alongside other infrastructure, from the outset. |
| SCO/0023 (Environment Agency) | Principle of no net loss of biodiversity should apply to all areas and not just those already known to be particularly valuable in biodiversity terms. This statement should better reflect PPS9 which requires that the planning decisions should prevent harm to biodiversity interests (PPS9, Key Principles). Recommended change: policy currently states “Development should result in no net loss of biodiversity value in any of the following” this should be altered to state “Development should result in no net loss of biodiversity”. Support measures to conserve, enhance and, where appropriate, restore biodiversity, however could be improved by including green corridors or buffer zones along rivers and other watercourses. This would help achieve the aims of the Water Framework Directive. Recommended change: include green corridors to rivers and other watercourses in policy. |
| SCO/0023 (Environment Agency) | Pleased with the establishment of networks of semi-natural green spaces within and between built-up areas and expansion of corridors. |

Sustainability Appraisal

- By protecting and enhancing wildlife sites, woodlands and geological features most objectives will be progressed
- Likely to have a significant positive impact on the biodiversity and landscape objectives
- Indirect positive effects on air quality, health, soils and water
- Flood risk will be reduced as a result of this policy
- Policy prioritizes avoidance (not allowing development in certain circumstances) rather than mitigation such as ancient woodland or individual trees and hedgerows
- Recommends the following to improve DC2
 - Reference could also be made to regional threats to biodiversity
 - Trans-boundary impacts such as development impacts on water resources and recreational impacts and the direct and indirect impacts of roads and vehicles should be taken into account
 - Any adverse effects of lower tier development plans on European protected sites may be required to undergo Habitats Regulations Assessment

DEVELOPMENT POLICIES: LANDSCAPE CHARACTER

Summary of Responses

General support for approach and use of landscape character assessment to inform development.

Detailed Comments

| Reference | Comment |
|-----------|--|
| 00724 | Appropriately referenced to Landscape Character Assessment. |
| 00649 | Para 8.33: Support the broader biodiversity elements associated with locally distinctive landscape character, and the issue of their management requirements. |
| 00649 | Para 8.34: description seems to relate to the AONB generally, rather than the section within TRDC which is largely chalk stream river valley and adjacent hillsides and woods. No ‘heath’ within the TRDC AONB, and no ‘villages’ within the relevant area either. |

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| 00403 | Add further bullet point after the reference to the Herts Landscape Strategy 'Contribute towards achieving the key aims of the CVP'. |
| NSO/0078 | Welcome recognition given to the Chilterns AONB and generally support the policy approach. However, with particular respect to the Chilterns AONB, development should ' <u>conserve</u> and enhance' the natural beauty and not 'respect and enhance'. Wording adopted should reflect PPS7 and CroW Act and be changed accordingly. |
| NSO/0078 | Paragraph 8.37 refers to the 'Chiltern Design Guides'. Unclear what this reference is to and suggests that it should be changed to read 'The Chilterns Buildings Design Guide and Supplementary Technical Notes on Chilterns building materials (flint, brick and roofing materials)'. Paragraph 8.38: reference to all landscape (including the Chilterns AONB) being 'either protected, enhanced or improved' will cause some confusion and should be replaced by 'conserved or enhanced' to remove confusion and comply with PPS7 and the CroW Act. |
| NSO/0021 | Policies should not preclude supply of renewable energy unless most exceptional circumstances in accordance with PPS22. |
| SCO/0057 (Natural England) | Protection of countryside based on the Landscape Character Assessment approach provides comprehensive evidence base to underpin planning and management decisions and as such should rightly form the basis of this policy. |
| SCO/0057 (Natural England) | SA suggests that policy should be linked to the urban design SPD, agree as would encourage development which is a good "landscape fit" and in keeping with the surrounding character. |
| SCO/0026 (English Heritage) | Welcome reference to historical qualities. In addition to the information from Landscape Character Assessment, more detailed information on historic landscape features is now available on a GIS database in the County Historic Environment Record and can be used to gain a better understanding of the historical significance of features in the landscape. |
| SCO/0019 (Chorleywood PC) | Add light pollution to impact on biodiversity. |

Sustainability Appraisal

- Significant positive impact of this policy is likely against landscape and townscape objectives
- Protection of the landscape is likely to have an indirect positive effect on soils and biodiversity
- By protecting natural landscapes, local distinctiveness and pride of place will be encouraged
- Urban areas will also be more attractive places to live, work and visit
- Protecting natural areas will contribute to overall sustainable pattern of development
- Recommends the following to improve DC3
 - Should be referred in conjunction with the up coming Urban Design Strategy SPD in order to create visually sensitive urban realm within the district
 - Thorough criteria based analysis that takes into account effects of green belt alteration on landscape features must be considered during urban expansion in the future

DEVELOPMENT POLICIES: OPEN SPACE, SPORT AND RECREATION FACILITIES

Summary of Responses

General support for approach, but should be considered as part of a 'Green Infrastructure' approach in combination with biodiversity and landscape requirements also. Provision of open space should provide usable space within developments.

Detailed Comments

| Reference | Comment |
|-----------------|--|
| 00724 | Consider adopting 'Access to Natural Greenspace Standards' (ANGST) produced by Natural England and refer to HCC Rights of Way Improvement Plan. Specific mention of GI functions would help secure and promote wider benefits such as access, particularly around publicly owned space and along river corridors, further than biodiversity corridors. Key characteristic of GI is that area will generally have more than one function e.g. landscaping for a site can incorporate access and also promote biodiversity by forming part of a corridor. Unless this potential function is described then the widest potential benefits may only happen through fortunate circumstances rather than design. |
| 00659; 00660 | Financial contributions for open space for developments of less than 25 dwellings: should be more flexibility for exiting open space within the vicinity of new development sites and in turn variation to these standards should not be restricted to 400m from the proposal site without the need to cross a main road, accordingly the policy requires more flexibility in what is sought in terms of the proposal/location. |
| 00649 | Key issues affecting open space provision in Three Rivers are: Greater use of friends of/community groups to manage sites; Adopting the principles of Green Flag in the operation and management of more open spaces; More proactive work re biodiversity; and Exploring management options for Whippendell Woods All could have significant implications for biodiversity which will be affected by the practical management undertaken on public land. We support this approach in respect of seeking to achieve better biodiversity on these sites, although the practicalities of achieving this may be challenging. |
| 00649 | Para 8.45-8.48: broadly support the objectives where they seek to conserve and enhance biodiversity. Frogmore Meadows is best extended by re-creating an increased area of unimproved grassland adjacent to the existing SSSI, and enhancing the grassland quality by ensuring it receives appropriate management. Both are largely independent of planning, but identify opportunities. Resulting list of intentions seems rather eclectic. |
| 00649 | What the SA told us: support the approach; however, challenge remains to turn compensation monies or activities into a sustainable benefit, as will invariably require appropriate management |
| NSO/0087 | In particular support: consideration of open space, indoor and outdoor facilities and their contribution to a range of sport and recreation demands and opportunities (para 8.45); reference to the Open Space, Sport and Recreational Facilities Assessment to justify the approach taken in identifying area-specific priorities (para 8.49); commitments made to the protection and enhancement of sport and recreation facilities; specification of expectations for sport and recreation provision as part of new development. |
| NSO/0087 | Open Space, Sport and Recreational Facilities Assessment pre-dates the more recent Active Hertfordshire Sports Facility Strategy (2008), recommend findings of strategy are cross-checked with assessment to ensure that conclusions are consistent and therefore ensure that the evidence base remains robust. |
| NSO/0054 | Request actual and potential role of the canal, towpath and surrounds recognised specifically. |
| NSO/0036 | Do not support as does not protect existing sites with planning consent for golf courses. SA notes that policies in this area are not specific enough to be assessed. Study used to justify policy makes only one comment on golf courses, stating that there are four existing 18 hole and one 9 hole course in the district. No analysis as to whether this is sufficient, and does not look at whether these are public or private facilities. Therefore evidence base not sufficiently |

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| | sound to enable robust policies to be drawn up. Policy should be expanded to deal with existing permitted sites and an analysis of public and private facilities. |
| SCO/0018 (Abbots Langley PC); NSI/0060 | Disappointed that section does not reflect the work of the Parish Council as principal provider of open space, sport and recreation facilities in the area. Specific reference should be made to: Henderson Hall; (new) Hillside Hall; Bedmond Hall; Open space and parkland – including play areas, which need upgrading, modernising and making relevant to a diverse age range; Allotments, where demand currently exceeds provision, will become increasingly relevant as residents want to grow more of their own food. |
| SCO/0018 (ALPC); NSI/0060 | Keen to discuss an integrated leisure, open space and recreation plan for the Parish. |
| SCO/0018 (ALPC); NSI/0060 | Expect policies to include enhancement of existing facilities for public use where not necessary to provide duplicate new ones during the life time of the plan. |
| SCO/0018 (ALPC); NSI/0060 | Consideration should also be given to the provision of new amenity space. 10% amenity space rule on new developments should avoid small relatively useless pockets of land with little amenity value. Current amenity provision should be taken into consideration, as should safe walking and cycle access. |
| CU/0061 | SA refers to the potential impact on biodiversity if nature conservation sites are used for recreation. Development pressure will make this conflict arise increasingly e.g. increased use of Croxley Common Moor for dog walking since construction of Byewaters has resulted in disappearance of ground nesting birds. Policy should address this conflict, and in doing so give a high priority to biodiversity. |
| SCO/0057 (Natural England) | Would like to see Natural England green space target included in the policy. Development proposals should improve quality and quantity of accessible green space where appropriate and all development should incorporate sufficient new space in accordance with English Nature's Natural Green Space Standards of achieving natural greenspace within 300m of every home. |
| SCO/0019 (Chorleywood PC) | Agree with para 8.48, but biodiversity should be maintained within the whole district. |
| SCO/0018 (ALPC) | Need large tracts of open spaces, not just small areas within developments. |
| SCO/0001 (GO East) | Consider combining with DC5. |

Sustainability Appraisal

- Will have a significant impact on equality, health, economic prosperity and biodiversity and contribute towards sustainable pattern of development
- Policy is aligned with Open Space, Amenity and Children's Play Space SPD and when executed with this policy should prioritize PDL and create visually appealing, functional civic spaces potentially attracting inward investments

DEVELOPMENT POLICIES: CHILDREN'S PLAY SPACE

Summary of Responses

Existing play areas should be upgraded rather than creating new ones, and should be maintained properly. Requirements for provision should be on a case-by-case basis, reflecting existing provision in the vicinity of a proposed development.

Detailed Comments

| Reference | Comment |
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| SCO/0001 (GO East) | Consider combining with DC4. |
| 00660 | Consideration should be given to location of nearby parks/playgrounds and therefore, a case by case basis should be implemented, particularly in relation to smaller developments which in the vicinity of good parks/ playgrounds. |

Sustainability Appraisal

- Positive effect on health, equality and sustainable development patterns
- Likely to encourage provision of easily accessible play space in all neighbourhoods leading to sustainable growth and development patterns
- Has scope to specify minimum travel distances to strengthen accessibility to services
- Recommends the following to improve DC5
 - Implementation of the policy should prioritise PDL while searching for new children's play space

DEVELOPMENT POLICIES: COMMUNITY, LEISURE AND CULTURAL FACILITIES

Summary of Responses

General support for approach, but community facilities should be defined widely to encompass all possible facilities.

Detailed Comments

| Reference | Comment |
|-----------|--|
| 00666 | HCC will during plan period undertake major service reviews e.g. Building Schools for Future. Therefore may be requirement to close, relocate or expand establishments, and critical that enough flexibility in DC6 to enable effective change and enhanced service delivery. Currently requires applicants to demonstrate that all criteria can be met, and in particular criteria 3 may hinder relocation and self financing of relocation where disposal of existing community facility necessary to fund new facility. Propose amendment to 'proposals for the redevelopment and change of use of any premises resulting in the loss of facilities or services that support the local community will only be permitted where the Council is satisfied that one or more of the following criteria can be met...'. |
| 00392 | Support approach, but list of community, leisure and cultural facilities should also include hotels, as form an important part of the Borough's economic and tourist economy and therefore a need to support new hotel and expansion of existing hotels. No other policies within the Core Strategy which deal with development or expansion of hotels, therefore, DC6 would appear to be the most appropriate location for such a policy provision. |
| NSO/0087 | Support provision for protecting existing leisure facilities (including sports) and a positive approach to the provision of new leisure facilities. |
| NSO/0087 | Object to penultimate paragraph of the policy as should not be restricted to education and health facilities as supporting partners to address deficiencies and realize enhancements should apply to all community, leisure and cultural facilities. As worded, could be interpreted that the Council will only support health and education related improvements. |
| NSO/0087 | Policy does not refer to the need for new development to make provision for the additional community, leisure and cultural facility needs that they generate. As CP9 identifies a need for such provision, reference should be included in this policy to ensure consistency. This would also be consistent with the approach taken in DC4 which specifically refers to the need for residential developments to make infrastructure provision. |

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| NSO/0029 | Contains all elements required for a thoughtful and forward looking framework for the future cultural and community needs of the District. Important that document is clear on the description of 'community facilities' and repeat recommendation that for clarity community, leisure and cultural facilities provide for the health, welfare, social, educational, leisure and cultural needs of the community would be more transparent than current final paragraph and would obviate use of 'but not limited to'. |
| CU/0061 | Protecting community facilities requires more than a narrow Development Control approach: TRDC could also promote this through an enabling role and by subsidies |

Sustainability Appraisal

- Significant positive impact for health and community identity
- Likely to bring positive social and economic benefits
- Acknowledgement of sustainable modes of transport is likely to reduce vehicle emissions and improve air quality
- Provision of a wide range of facilities including health with good public transport will help improve health, social equity and reduce social exclusion
- Leisure and cultural facilities may contribute to economic growth

DEVELOPMENT POLICIES: DESIGN OF DEVELOPMENT

Summary of Responses

General support for approach,

Detailed Comments

| Reference | Comment |
|---------------------------------|---|
| 00660 | Should be an aspect of flexibility on piecemeal development, given the nature of specific sites and availability of land on a case by case basis. |
| 00653 | By the time design concepts become a reality, many disappointments along the way resulting in dreary, uninspiring buildings made from cheap and nasty recycled materials. |
| 00513 | Judging architectural standards is a dangerous area |
| 00598 | Height restriction can lead to lower, more spread out building forms which are less energy efficient |
| 00467 | All developments to be landscaped |
| CU/0076 | Buildings should fit with surroundings |
| CU/0035 | Normal specification and design to keep costs down |
| CU/0028 | Air pollution caused by traffic backing up exits from developments so should be planned carefully to avoid this |
| NSO/0087 | Promote role of good design in encouraging physical activity and suggest DC7 checked against Sport England 'Active Design' guidance to improve accessibility, enhance amenity and increase awareness. Reference to online guidance in Design SPD. |
| NSO/0078 | Support principle, but first bullet point should be changed to read 'conserve or enhance' to comply with PPS7 and CroW Act. |
| NSO/0054 | Supported as a tool to ensure high quality development alongside or close to the canal. |
| SCO/0018 (ALPC); NSI/0060 | Parish wishes to retain the diversity of design styles and semi rural aspect of Abbots Langley. Would like to see estates developed with a range of house building styles rather than a high proportion of standard designs. |
| SCO/0057 (Natural | Would like to ensure that development is good enough to approve, accessible to all, locally distinctive and makes a positive contribution to the character of the |

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| England) | area, utilising the opportunities presented by the location. |
| SCO/0057 (Natural England) | Would like to see Village Design Statements included in policy wording or supporting text. |
| SCO/0026 (English Heritage) | PPS1 advises that planning policies should promote high quality design and that design which fails to take opportunities for improving character should not be permitted (para 13). Should be based on understanding of the local area, its evolution and special qualities. Historic environment is at the heart of sense of place and distinctiveness. Suggest that the importance of characterising historic attributes of sites and their context, and ensuring that this underlying character is reflected in new development, should be incorporated. |
| SCO/0019 (Chorleywood PC) | Water efficiency measures supported, but should have been addressed before now. |

Sustainability Appraisal

- Promotion of incorporating flood risk, passive solar lighting and encouraging renewable energy, objectives on flood risk and reduction in carbon emissions will be progressed
- Retention/improvement of landscape and taking account of local context, character and distinctiveness will have a positive effect on landscape/townscape and good quality housing design
- Likely to have the biggest positive effect on environmental objectives through the promotion of innovative design to reduce energy and waste
- Likely to help reduce crime (perceived and actual)
- Design improvements likely to help improve public realm and create places to live and work, thus attracting inward investments and progress economic growth
- Specifying the efficient use of land should bring significant resource efficiency benefits
- If climate resistance were to be encouraged in new design there could be further benefits in improving climate proofing
- Recommends the following to improve DC7
 - Consider discussing accessibility for the elderly and disabled in residential and public buildings including community facilities

DEVELOPMENT POLICIES: RESIDENTIAL DESIGN AND LAYOUT

Summary of Responses

Support for approach, with particular need for development to provide adequate sized gardens and garages.

Detailed Comments

| Reference | Comment |
|---------------------------------|--|
| 00628 | Please stop infills |
| NSI/0121 | Water tanks should provide water for foul services |
| SCO/0018 (ALPC); NSI/0060 | Parish wishes to retain the diversity of design styles and the semi rural aspect of Abbots Langley. Would like to see estates developed with a range of house building styles rather than a high proportion of standard designs. |

Sustainability Appraisal

- Policy has a positive effect on landscape and townscape and good quality housing objectives
- Flood risk, air quality and climate change adaptability issues are uncertain

- Policy DC8 should be linked with DC7 as it upholds various environmental benefits such as resource efficiency etc
- Recommends the following to improve DC8
 - Consider addressing flood risk adaptability in residential design apart from SUDS
 - Policy wording should refer to encouraging renewable energy in residential design, for example CHP for new development
 - Policy does not refer to adaptability of building design for climate change impact in both new and existing residential units

DESIGN POLICIES: FLOOD RISK AND WATER RESOURCES

Summary of Responses

Support for actions to reduce flooding and flood risk, and for minimising areas of hardstanding. Highlight need to consider sewerage infrastructure and risk of flooding from sewers.

Detailed Comments

| Reference | Comment |
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| 00681 | Should be made clear that in site selection for development, the sequential test on sites must interpret 'the availability of suitable sites at lower risk of flooding' appropriately and that suitability would not include sites from the Green Belt. Document currently considering GB sites for development where more sites that are previously developed should be considered first, especially where there are opportunities to deliver sustainable objectives such as reducing the flood risk to surrounding properties. |
| 00649 | SuDS covered, but not referred to as such. |
| 00649 | Support requirement for <i>developers to show that any flood protection and mitigation measures which may be necessary do not have an unacceptable impact on nature conservation, landscape, recreation or other important issues</i> |
| NSO/0039 | Support general thrust of policy, but note that under those developments in Flood Zone 1 the policy advocates the use of Sustainable Urban Drainage Systems. SUDS are not a panacea and are not appropriate for all development types or sites. The preferred approach to require SUDS does not comply with PPS25 which seeks natural soakage as the preferred choice. Reference should be made to use of SUDS only where appropriate. |
| NSO/0015 | Policy should include reference to flooding from sewers and acceptance that flooding could occur away from the floodplain as a result where off site infrastructure not in place ahead of development (PPS25). SFRA's are not as simple for sewage and surface water networks. Areas where sewer flooding is known to occur should not necessarily be seen as areas to avoid development as new sewerage capacity may be able to be provided to alleviate the problem. Areas which currently do not encounter sewer flooding should not always be viewed as areas best placed to accommodate new development. Essential that development locations are checked to ensure sewerage capacity exists within the network both on and off site. Where capacity does not exist, vital that upgrades are provided ahead of development. Failure to do so will increase the risk of internal / external flooding of properties and pollution of the wider environment. Best way to check sewerage capacity is computer modeling of existing network and add in additional flows where development sizes and locations are known. |
| NSO/0015 | Important to recognise that water and/or sewerage infrastructure may be required to be developed in flood risk areas. |

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| NSO/0015 | Recognise environmental and economic benefits of surface water source control, and encourage appropriate application where it is to the overall benefit of our customers. However, it should also be recognised that SUDS are not appropriate for use in all areas, for example areas with high ground water levels or clay soils which do not allow free drainage. SUDS also require regular maintenance to ensure their effectiveness. A well maintained and managed sustainable drainage system is also required to prevent it becoming ineffective. Where SUDS are not well maintained they will be less effective in reducing peak flows and volumes and are therefore less likely to prevent surges in rainwater runoff reaching the sewer system potentially causing flooding. |
| CU/0061 | Surprising in light of para 8.83 that (page 75) water providers say there is no strategic issue in relation to future developments. Have certainly been problems of water abstraction from chalk streams impairing their flow. |
| CU/0061 | For both flood prevention, and conserving water resources, Sustainable Drainage Systems should be mandatory and rigorous in all new developments e.g. permeable surfaces for all parking areas; substantial harvesting of rain water and grey water (butts alone are mere tokenism); water efficient appliances. |
| CU/0061 | Criteria should be stated for “sustainable” means of water supply. |
| SCO/0023 (Environment Agency) | Suggest further bullet point could be added. Restoring a river’s original form through restoration and de-culverting allows natural processes of erosion and deposition which can sustain a rich variety of aquatic life, improve flood storage capacity, address water quality issues, provide social benefits and help achieve the aims of the Water Framework directive. Recommended change: new development adjacent to watercourses should seek to include river restoration and de-culverting where possible. |
| SCO/0023 (Environment Agency) | Welcome to see that the policy states future development in flood zone 2 and 3a should be set back from the watercourse with a minimum 8 m wide undeveloped buffer zone, would like to see this stated for Flood zone 1 and 3b as both of these can also occur adjacent to rivers. Recommended change: Buffer zones to be included for flood zone 3b and 1. |
| SCO/0023 (Environment Agency) | Water resources (efficiency) policy mentions that water efficiency measures should be included, but no overall water efficiency standard set. TRDC falls under the Thames Catchment and has been identified as an area of ‘serious water stress under the Environment Agency’s published document ‘Identifying Areas of Water Stress’. Local water resource situation for the River Colne and all its tributaries have been assessed as part of the Colne Catchment Abstraction Management Strategy (CAMS). All watercourses and supporting groundwater have been designated as ‘over-abstracted’. This means existing abstraction is causing unacceptable environmental impact under nearly all flow scenario’s (this point has been partly recognised in Section 8.84). This means all new and/ or refurbished buildings whether residential and/ or commercial need to be built to a high level of water efficiency. This is to work towards an improvement in natural environment and achieve the aspirations of sustainable development. Recommended change: For residential properties: all new residential homes are required to achieve a maximum water use target of 105 litres per person per day. This should be accompanied by the statement that the target will be adjusted in future years through reviews of the plan, which will ensure compliance with the prevailing equivalent standards in the Code of Sustainable Homes and East of England Plan. For commercial properties: all commercial development and/or refurbishments will need to demonstrate that the proposal incorporates water conservation measures. This is to ensure compliance with the Communities and Local Government standards for water efficiency in such buildings. We recommend |

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| | that all such buildings are designed in accordance with the Building Research Establishments Environmental Assessment Method (BREEAM) recommendations. |
| SCO/0023 (Environment Agency) | Water Resources (water supply and foul & surface water drainage) makes brief mention of making sure that there is adequate and sustainable means of water supply and foul/ surface water drainage. However, more emphasis needs to be placed on this as vitally important to ensure adequate drainage facilities before any construction should take place. This should be one of the factors that is at the forefront of any developers mind. Recommended change: we suggest a change to the policy to this effect. |
| SCO/0019 (Chorleywood PC) | Water harvesting should be encouraged throughout. |
| SCO/0001 (GO East); 00681 | Reduce length by cross referring to PPS25 as much of DC9 replicates national policy. |

Sustainability Appraisal

- Likely to have significant impact against flood risk objective
- Mild positive effect against most environmental objectives
- Promoting the avoidance/mitigation of development in high flood risk areas, use of SUDs and Drainage Impact Assessments there should be a significant reduction in flood risk which will also have a positive effect on biodiversity, soil resources, water quality and health
- Minimising flood risk also important in land uses efficiency and safeguarding the District against the effects of climate change
- Encourages partnerships between stakeholders for emergency planning
- Recommends the following to improve DC9
 - Consider improving quality of existing water resources, in addition to prevention of deterioration from future development
 - Consider ground water contamination as a result of inappropriate construction methods used on contaminated soil

DEVELOPMENT POLICIES: CARBON EMISSIONS AND RENEWABLE ENERGY

Summary of Responses

General support for responding to climate change, but approach should consider the viability of development, and requirements should not prevent sites coming forwards because of excessive requirements.

Detailed Comments

| Reference | Comment |
|---------------------------|--|
| 00661; 00660; 00659 | Acknowledge increased importance of climate change considerations within future developments, but should not stifle regeneration and development. Such rigid requirements may make some schemes unviable and therefore important housing and commercial sites may not come forwards. Where difficult sites are being redeveloped and the costs are significant, other issues may be more important, e.g. contamination clean ups and affordable housing. Viability of delivering schemes must be a priority, and should be assessed on a site-by-site basis and should not be applied to all residential and commercial development. |
| NSO/0078 | Suggest greater emphasis on sustainable construction (local and traditional building materials and less use of environmentally damaging materials like concrete and hard sand and cement mortar for example) as a method of |

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| | reducing CO ₂ emissions and the embodied energy of new development, as well as ensuring that the energy efficiency of the existing stock is also addressed. |
| NSO/0039 | Advocate an approach which embraces sustainability through reducing emissions and on-site renewable energy generation, but concerned at requiring applicants to follow approach advocated by one particular method of appraisal, as number of recognised methodologies for assessing emissions, including London Renewables Toolkit. Policy should support use of any recognised approach to delivering sustainable development. |
| NSO/0039 | Concern that realistic prospect that requirements of Building Regulations and of the Code for Sustainable Homes will be subject to constant review and danger that policy requirements will rapidly become outdated and non compliant with national policy. PPS12 requires Core Strategies to be flexible where possible. On this basis, support an approach to adopt an SPD which can be regularly reviewed to reflect emerging guidance. |
| NSO/0039; NSO/0025 | Policy should make allowance for consideration of site specific constraints which may impact on development viability. Policy requirements should be sufficiently flexible to ensure continuous delivery and allow for circumstances where not viable or suitable to incorporate renewable energy equipment. Absence of flexibility conflicts with PPS22 and companion (para 8). Therefore amend policy to include text to confirm that percentage requirement will be subject to tests of viability and suitability. |
| NSO/0021 | While building regulations will be strengthened, recommend include discrete policy on sustainable design and construction methods, and introduction of minimum efficiency standards for extensions, change of use conversions and refurbishments/ listed building restorations. Further guidance from Renewable Energy Toolkit for planners, developers and consultants by London Energy Partnership. |
| NSO/0021 | Should have an evidence-based understanding of local feasibility and potential for renewable and low carbon technologies, including microgeneration, to set target percentage of renewable energy. Avoid prescription on technologies. Set out type and size of development to which target applies, ensure clear rationale for target and proper testing. |
| SCO/0018 (ALPC); NSI/0060 | Welcome proposals; and wish to discuss developing a joint Greening agenda for Parish. |
| SCO/0023 (Environment Agency) | Would like policy to include Ground Source Heat pumps as an option and also like to see discussion on Combined Heat and Power plants and district heating schemes. If a district heating scheme could be implemented on a large development, industrial or housing scheme, could help towards delivery of strategic objective 3. |
| SCO/0019 (Chorleywood PC) | More emphasis on highway maintenance and gully emptying |
| SCO/0001 (GO East) | Support the intention. National policy for all homes to be zero carbon by 2016 and there is a programme of national action to achieve this, including a ramping up of building regulations. May therefore wish to consider what elements of this policy replicate such regimes and whether there are any special circumstances in Three Rivers that require full adherence to Code 6 of the Code for Sustainable Homes by 2016. It is not clear as to why there is a preference for renewable energy technology to be on site, as PPS1 does not set out such a preference, referring to onsite renewable and/or decentralised supply. In practice, whether energy is derived on or off site will achieve the same objective and its source will depend on local circumstances, and in particular on any economies of scale – larger developments may be able to take advantage of off site supplies to reduce costs. |

Sustainability Appraisal

- By setting detailed targets for carbon emission reduction, promotion of renewable energy and requiring developments to have a CPLAN energy statement there should be significant reductions in local and regional carbon emissions
- This policy will significantly progress the environmental objectives on carbon dioxide emissions, resource efficiency and contribute to sustainable prosperity of the District
- Recommends the following to improve DC10
 - Consider including commercial and public buildings in the policy in addition to residences – already does
 - Renewable energy generation obligation and adoption of energy efficiency, carbon effective methods from the short term should be considered as these buildings can set an exemplar for future development
 - In addition to in-situ power generation, many small developments may be linked to a district heating grid

DEVELOPMENT POLICIES: RENEWABLE ENERGY DEVELOPMENTS

Summary of Responses

General support for approach.

Detailed Comments

| Reference | Comment |
|-------------------------------|--|
| NSO/0021 | Should include robust criteria based policy for applications for renewable energy developments with direct reference to PPS22. More detailed issues may be appropriate to supplementary guidance. Should not make assumptions about technical and commercial feasibility of projects, or require applicants to justify need for renewable energy or justify locations. |
| CU/0061 | The “visual amenity of the local area” factor needs elaborating. Unless tightly defined, there is a danger of every renewable energy development proposal being stymied because of residents’ perception of their visual amenity. |
| SCO/0057 (Natural England) | Welcome inclusion of bullet points 2 and 3. |

Sustainability Appraisal

- Positive against most environmental objectives at local and regional level
- Likely to be positive for economic growth
- Policy supports national and regional targets in reducing CO2 emissions and potential to create job opportunities
- Likely to have significant positive effect on resource efficiency and landscape and townscape
- Sufficient caveats to guard against adverse effects on the environment

DEVELOPMENT POLICIES: WASTE MANAGEMENT

Summary of Responses

Support for approach, but should consider whether it is necessary to be within the Core Strategy.

Detailed Comments

| Reference | Comment |
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| CU/0061 | 'Wherever possible' should be broadly defined, otherwise danger of developers evading requirement by pleading impracticability. |
| CU/0061 | Policy should go further by expressing a presumption against new-build in favour of conversion of existing buildings on the site which would entail less materials waste. Recent research Commissioned by the Empty Homes Agency demonstrates lower carbon dioxide emissions from converted/refurbished dwellings during their first 50 years: ie the critical period for climate change because of the amount of embodied energy in materials used in new build |
| SCO/0001 (GO East) | Consider whether this policy replicates national policy, or contains a level of detail that could be better expressed in subsequent DPDs |

Sustainability Appraisal

- Re-cycling and re-use objectives will create less demand for new landfill site or expansion of existing facilities which is likely to have positive impacts on water and air quality and landscape
- Likely to have direct benefits in terms of resource efficiency, reducing CO2 emissions and other green house gases associated with landfill sites
- Make a positive local and regional contribution to economic prosperity
- Integration of waste facilities in residential design should have consideration towards townscape and landscape features
- Recommends the following to improve DC12
 - Policy should consider demolition waste as well as construction waste

DEVELOPMENT POLICIES: HISTORIC ENVIRONMENT

Summary of Responses

General support for protecting the historic environment, but concern about replication of national policy.

Detailed Comments

| Reference | Comment |
|--------------------------------|---|
| 00660 | 'Within Conservation Areas permission ...the structure to be demolished makes no material contribution to the special character or appearance of the area' does not clarify situation on partial demolition, and is beyond the PPG15 requirements for demolition. |
| 00544 | Businesses should be allowed to protect premises with appropriate security systems. |
| NSO/0021 | Policies should have regard to positive contribution of renewable energy to reducing overall CO2 emissions and mitigate against effects of climate change. |
| SCO/0026 (English Heritage) | Welcome commitment to protection of the historic environment, but unbalanced in terms of providing a holistic approach to the historic environment. It would be appropriate to include, within the policy, references to the particularly distinctive features of the district, drawing on the evidence base you have (eg. conservation area appraisals, factual information on historic settlement and building types, buildings at risk and designed landscapes). |
| SCO/0026 (English Heritage) | Parts of policy could be condensed and further aspects added to cover listed buildings, scheduled monuments and the distinctive assets most prominent or in need of protection in the context of your strategy. Repetition of national policy without a local dimension is not encouraged in DPDs, but would be helpful to provide some concise background text, on |

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| | aspects of national policy for listed buildings and scheduled monuments in PPGs 15 and 16, to give clarity, enhance usefulness and provide balance. |
| SCO/0019 (Chorleywood PC) | Concern about demolition of properties within conservation area, but support reuse of materials. |
| SCO/0001 (GO East) | First part of this policy refers to other consent regimes or SPDs/appraisals and could be considered superfluous, and elements of the remainder may replicate national policy. Urge you to pick out any parts of this policy that need to be in the Core Strategy, removing parts that are more relevant to the Design SPD or covered in national and regional policy |

Sustainability Appraisal

- Aims to preserve various features of historic environment. By protecting landscape features there may be indirect positive impacts on soils and biodiversity
- Respecting cultural heritage and vernacular architecture will help preserve the overall vitality of town centres, thus advancing economic growth

DEVELOPMENT POLICIES: CONTAMINATION AND POLLUTION

Summary of Responses

General support for approach and protection of the environment, and in particular the water environment.

Detailed Comments

| Reference | Comment |
|----------------------------------|--|
| 00649 | Para 8.151: support but advise caution in suggesting the floodlighting of buildings and open spaces as can be detrimental to bats and the night sky. Directly illuminating structures with upward beams and hard surfaces which reflect light can destroy the impact of darkness, and should be avoided. |
| 00649 | Suggest that Light Zones should be developed and applied. These consist of four Zones defined by the Institute of Lighting Engineers (ILE) that describe the inherent background nature of an area's 'illumination'. Development Control decisions can be more robustly defended within this context, and help maintain dark areas within most important areas. |
| NSO/0054 | Proposals to minimise light pollution welcome. Potential for lighting to be an imaginative and positive factor in enhancing canal and towpath could be usefully added to text. |
| CU/0061 | Difficulty in practice of enforcing permanent maintenance of mitigation measures, so should be a strong presumption against allowing this exception in the first place. |
| CU/0061 | Criteria needed for "unacceptable" adverse impact of lighting proposals. |
| SCO/0023 (Environment Agency) | For sites on PDL or that pose a risk of contamination to controlled waters, development should follow the risk framework outlined in Model Procedures for the Management of Contaminated Land –Contaminated Land Report 11. Recommend that developers should: 1) Follow risk management framework provided in CLR11, when dealing with land affected by contamination. 2) Refer to the Environment Agency Guidance on Requirements for Land Contamination Reports for the type of information required to assess risks to controlled waters from the site. LA can advise on risk to other receptors, e.g. human health 3) Be mindful of Groundwater Protection: Policy and Practice document which states policies for groundwater protection and outlines which types of |

| | |
|----------------------------------|--|
| | developments/activities likely to object to. Developers can refer to EA website. |
| SCO/0023 (Environment Agency) | Please clarify what is meant by “the Council will take into account the viability of the development in relation to the cost of remedial works where contamination from site poses a significant risk to human health or biodiversity.” Is this over and above, or a deviation from what is required in PPS23? Current wording is ambiguous and needs to be clearer. |
| SCO/0023 (Environment Agency) | Consideration needs to be given to drainage arrangements for new developments. Ideally an infrastructure review should demonstrate that the foul and surface sewers have sufficient capacity to support the new development. We would normally object to discharges of sewage, trade effluents or other significantly contaminated discharges to ground inside a Source Protection Zone (SPZ) 1 and deep borehole soakaways. |
| SCO/0019 (Chorleywood PC) | More emphasis on light pollution in conservation areas, and encourage use of down lighters and halogen equipment. |
| SCO/0001 (GO East) | Remove any material already covered by national or regional policy |

Sustainability Appraisal

- Likely to have significant positive impacts on water quality
- Directly addresses air pollution and contaminated land thus progressing air and soil objectives
- By advocating the need for remedial action on contaminated land will help use PDL and use resources efficiently
- Positive social inclusion impacts are envisaged as a result of contamination remediation requirement
- May also be a reduction in flood risk as a result of developers examining any potential pollutant run-off issues and considering their water resources as a whole
- Recommends the following to improve DC14
 - Consider discussing water resource efficiency and improvement to water quality from existing developments, in addition to new buildings

DEVELOPMENT POLICIES: PARKING

Summary of Responses

Parking provision should be adequate for new developments, and maximum standards should be used rather than minimum.

Detailed Comments

| Reference | Comment |
|-----------|--|
| 00725 | Inconsistent with PPG13: policies should set maximum levels of parking, therefore should be no minimum standards. Proposed standards represent maximums, however adjusted according to which zone proposed development is located in, therefore general presumption to impose the lower (most restrictive) end, imposing a minimum standard. |

Sustainability Appraisal

- Not possible to score this policy against most objectives as guidance on design and layout of parking areas is to be provided in Design SPD
- Parking standards in Appendix 6 appear to give more weighting to businesses and considers disabled users
- Although indirect negative impacts on air quality is possible, policy is likely to support businesses through provision of adequate parking facilities

- Design SPD may consider ways to balance environmental and economic factors with respect to parking

APPENDIX 3: HOUSING SITES SELECTION CRITERIA

Summary of Responses

Support for criteria based approach, but some amendments suggested to criteria/ weightings.

Detailed Comments

| Reference | Comment |
|-------------------------------------|--|
| 00649 | Acknowledge approach to weighting different levels of biodiversity importance but suggest that not all LNRs would be of Regional importance and should not be described as such. Some will be of National importance if also an SSSI e.g. Croxley Common Moor, but other sites may only have a more local value e.g. Prestwick Road Meadows already significantly damaged by recent development. However, as legally protected under a formal designation and as such may need to have a greater weighting than Wildlife Sites – some of which may be far more important ecologically. |
| 00649 | RIGs are considered to be on a par with Wildlife Sites in terms of relative status. Consequently we consider that they should be 'Important' rather than 'Significant'. |
| 00425 | Affordable housing provision should be a key consideration when allocating a site. Propose that Rural Exception Sites should be included within the criteria, and should fall within the "most important" band, alongside Green Belt. |
| CU/0272 | Interested to hear whether any sensitivity analysis carried out in the multi criteria method of ranking developments to cater for uncertainties in estimates of values assigned. |
| CU/0061 | Support heavy weighting given to environmental factors. |
| SCO/0018 (ALPC); NSI/0060 | Criteria have given an undue weighting to sites close to current urban locations, placing a disproportionate burden on Abbots Langley. |
| SCO/0018 (ALPC); NSI/0060 | Seem that criteria basically determined by already having housing and therefore infrastructure in the area, therefore new housing always gravitate towards existing housing, putting greater pressure on already stretched areas and enabling other areas to avoid having any new housing. Oppose as unfair. |
| SCO/0058 (Highways Agency) | Reduction in demand and use of trunk road for local trips should be important criteria. |
| SCO/0023 (Environment Agency) | Development of PDL within high to medium risk flood zone must be in line with the sequential test and PPS25 (pg 24 practice guide). Potential for increase in flood risk to people and properties unless PPS25 carefully adhered to. |
| SCO/0023 (Environment Agency) | Support criteria to assess sites at the lowest risk of flooding first, however, concerned why weighting for flood zones is lower than for PDL, particularly in light of our comment on PDL. |
| SCO/0023 (Environment Agency) | Would have serious concerns with waste activities in Groundwater SPZ1 and underground storage tanks in shallow groundwater areas (major/ principal aquifers) especially in SPZ 1. |

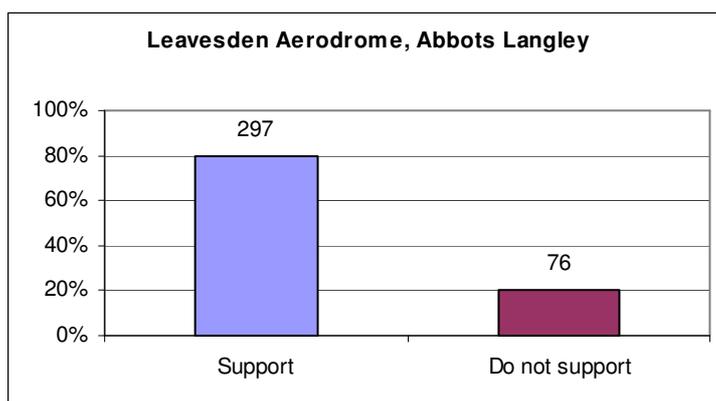
Sustainability Appraisal

APPENDIX 4: LARGER HOUSING SITES

LEAVESDEN AERODROME

Question

| Leavesden Aerodrome | | |
|---------------------|--------|------------|
| | Number | Percentage |
| Support | 297 | 79.6% |
| Do not support | 76 | 20.4% |
| | 373 | 100% |



Summary of Responses

General support for identification of site for redevelopment, but concern that green wedge should remain to separate Abbots Langley and Watford. Infrastructure would require improvements to support any development.

Detailed Comments

| Reference | Comment |
|---------------------------------|--|
| 00675; 00280 | Development of site with high density housing would destroy last remaining green area between Watford and Abbots Langley, vital to prevent coalescence. |
| 00536 | Would seem most suitable site for future development, but existing transport, schooling, employment and local shops inadequate. |
| NSO/0068 | Area meets the requirements for a new Police Area Command HQ, request this taken into account before deciding on future of the site. |
| NSO/0061 | Site's characteristics do not support potential for redevelopment as a Major Developed Site. Approximately half of the site appears not to have been the subject of previous development, limiting rights to the extent of redevelopment under PPG2. Assuming 8ha of the site qualifies under PPG2, and controls on previous building footprint and height and, also as site expected to also provide infrastructure and community uses, unlikely that 350 dwellings will be reached, should therefore be reduced in line with PPS3. |
| SCO/0018 (ALPC); NSI/0060 | Accept subject to the Green Belt wedges to the north becoming public open space and ensuring Green belt here prevents urban link of Abbots Langley with Watford. |
| SCO/0018 (ALPC); NSI/0060 | Any development here to be principally accessed via Aerodrome Way, provide for improved bus access to Watford and Abbots Langley and measures to protect neighbouring employment land at Leavesden Studios. |
| SCO/0018 (ALPC); NSI/0060 | Ask that the Council investigate that within the lifetime of the plan current unoccupied offices be converted to dwellings or mixed use, ie: the regional Police HQ, negating green belt usage. |
| CU/0126 | Increased traffic on South Way and surroundings to be addressed, and traffic |

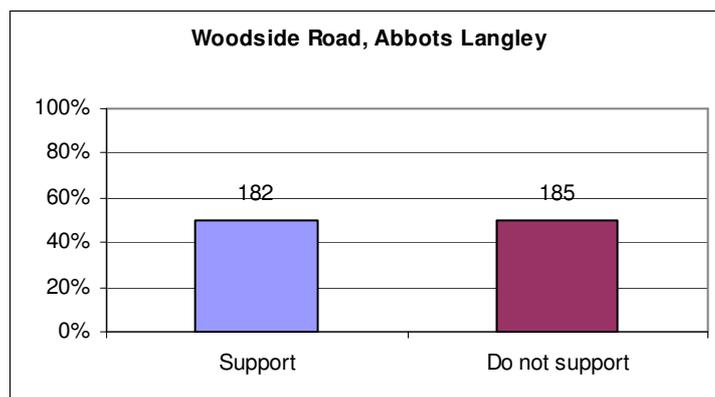
| | |
|-----------------------------------|---|
| | calming required. |
| SCO/0006 (Hertfordshire CC) | Site is bounded by South Way to the north and Aerodrome Way (not Langley Lane as shown on the plan in the appendix) to the southeast. South Way is single carriageway 2-lane local distributor road with 30mph and 40mph limits. Relatively new and can therefore accommodate new accesses. Aerodrome Way is single carriageway 2-lane secondary distributor road with a 30mph limit andh traffic calming features. Comments on capacity at local junctions supported and should be noted that junctions are in borough of Watford. |
| SCO/0006 (Hertfordshire CC) | Site lies within the area covered by the Leavesden Transport Plan which covers transport issues in area and identifies 'Potential for Improvements through Development'. Strategic transport issues are covered in the recently reviewed Southwest Hertfordshire Transport Strategy. |
| SCO/0006 (Hertfordshire CC) | Potential for improvements to include new/ enhanced bus services and facilities. Several bus stops within walking distance (target 400m) which would benefit from bringing up to DDA standards. |
| SCO/0006 (Hertfordshire CC) | Recommend archaeological assessment in advance of allocation to determine importance and extent of archaeological remains. |

Sustainability Appraisal

WOODSIDE ROAD

Question

| Woodside Road | | |
|----------------|--------|------------|
| | Number | Percentage |
| Support | 182 | 49.6% |
| Do not support | 185 | 50.4% |
| | 367 | 100% |



Summary of Responses

Strong concern that development will open up large area of green belt up to High Elms Lane to development pressure. Infrastructure in the area insufficient to cope with existing development, and would be additional pressure on schools, GPs, dentists and utilities. Public transport is not accessible and roads in the area are already congested and extra traffic would increase safety concerns, particularly as access to the site would be a problem. The site is home to wildlife.

Concern that development would devalue adjacent properties.

Detailed Comments

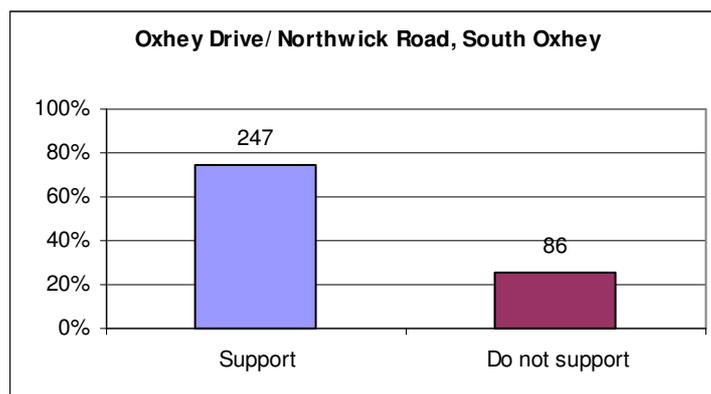
| Reference | Comment |
|------------------------------------|---|
| 00421 | Support allocation of site as well related to existing settlement and release for residential would not impact unduly on integrity of green belt. Already bounded on two sides by residential and unconstrained by planning or environmental issues. Site is available for development within a 1-5 year timescale, so object to phasing of site post 2019. |
| NSO/0061; | Difficult to justify allocation of site when constraints and opportunities measured against other sites in the District. Would form an urban extension, but would not result in long-term, defensible boundaries as required by PPG2. |
| NSI/0029; NSI/0005; NSI/0057 | Site unsound choice and inconsistent with national and local policies. Would remove pure green belt and agricultural land forever and not give defensible green belt boundary contrary to PPG2, and would dramatically change the character of this part of the District and change the current semi rural aspect and rural lanes into an further urban expansion north of Watford and towards the M25. Site location in relation to transport options limited with only three minor local and in two cases, single track roads providing access. Unsustainable option, as outlined in PPS1, PPS3 and PPG2. |
| NSI/0029; NSI/0005; NSI/0057 | Question justification for inclusion when other far less rural and key sites elsewhere in the district excluded, especially as site represents high quality rural green belt buffer between north Watford and St Albans. The current boundary of housing in Orchard Avenue marks a clear line between the urban area and the rural Green belt and should be maintained. |
| SCO/0006 (Hertfordshire CC) | Woodside Road is a narrow single carriageway two way local access road with a 60mph limit. Any new access would need to designed accordingly. |
| SCO/0006 (Hertfordshire CC) | Site lies within the area covered by the Leavesden Transport Plan which covers transport issues in the area and identifies 'Potential for Improvements through Development', many of which are in Watford Borough. Strategic transport issues are covered in the recently reviewed Southwest Hertfordshire Transport Strategy. |
| SCO/0006 (Hertfordshire CC) | Potential for new/ enhanced bus services and facilities. Significant part of site likely to be beyond the target of 400m from a bus stop as no pedestrian link through to Orchard Avenue. |
| SCO/0006 (Hertfordshire CC) | Recommend archaeological assessment in advance of allocation to determine importance and extent of archaeological remains. |

Sustainability Appraisal

OXHEY DRIVE/ NORTHWICK ROAD

Question

| Oxhey Drive/ Northwick Road | | |
|-----------------------------|--------|------------|
| | Number | Percentage |
| Support | 247 | 74.2% |
| Do not support | 86 | 25.8% |
| | 333 | 100% |



Summary of Responses

Overall support for site, but concern that important facilities will be lost. Development should not lead to loss of community facility/ police/ health centre.

Detailed Comments

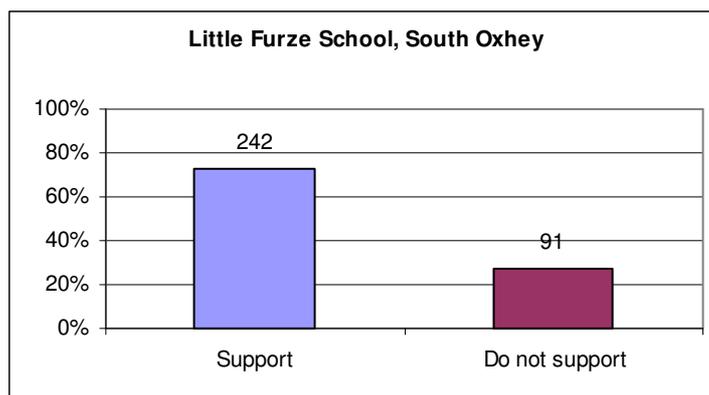
| Reference | Comment |
|--------------------------------|--|
| 00666 | Support identification of 39 Oxhey Drive, but amend phasing for this site to 2008-2015. Detailed information on constraints and accessibility provided. |
| 00666 | Support identification of land at Northwick Road for 28 dwellings for 2008-2015. Detailed information on constraints and accessibility. |
| 00658 | Support as provide a wider opportunity if undertaken in conjunction with existing housing providers, to secure additional housing and community benefits. |
| NSO/0068 | Police station currently operational, and would not wish to see loss until a suitable replacement can be found. |
| NSI/0016 | In the timescales proposed, possible to consider additional areas in the project, e.g. car park and garage site on the north side of Oxhey Drive and/or redevelopment of the current retail centre, enabling a much higher number of housing units to be accounted for by this site |
| CU/0187 | Health centre centrally located and well used, Council premises still mortgaged, demolishing property wasteful. Police station well located, moving it would be damaging and costly. |
| CU/0187 | Business enterprise and regeneration is aided if car parking can be maintained free. |
| SCO/0006 (Hertfordshire CC) | Oxhey Drive is a single carriageway 2-lane local distributor road with a 30mph limit, Northwick Road is a single carriageway 2-lane local access road with a 30mph limit. |
| SCO/0006 (Hertfordshire CC) | Site just to the south of the area covered by the Oxhey Transport Plan which covers transport issues in the area and identifies 'Potential for Improvements through Development' many of which are in Watford borough. Strategic transport issues are covered in the recently reviewed Southwest Hertfordshire Transport Strategy. |
| SCO/0006 (Hertfordshire CC) | Passenger transport access is good. |
| SCO/0006 (Hertfordshire CC) | Archaeological site impact assessment should be produced before development proposals submitted to assess extent to which previous development has affected archaeological potential. |

Sustainability Appraisal

LITTLE FURZE SCHOOL

Question

| Little Furze School | | |
|---------------------|--------|------------|
| | Number | Percentage |
| Support | 242 | 72.7% |
| Do not support | 91 | 27.3% |
| | 333 | 100% |



Summary of Responses

Overall support for identification of site, but concern about impact on adjacent LNR and the loss of school places.

Detailed Comments

| Reference | Comment |
|-----------|---|
| 00658 | Support as provide a wider opportunity if undertaken in conjunction with existing housing providers, to secure additional housing and community benefits. |
| 00666 | Support allocation, with detailed information on site use, vegetation, topography, ecology, landscape, access, geology, flood risk, drainage, services, public transport, and community facilities. Proposal for redevelopment for extra care housing scheme, which could come forwards 2008-2015, as suitable, available and achievable and a need for extra care housing. |
| 00649 | Will impact on Oxhey Woods LNR as currently relatively open and limited in its disturbance to the site. Housing will create a much greater density and permanence to the built environment effectively within the woodland |
| 00365 | Could have serious implications for continued openness of green belt and ability to control further sprawl into green belt. |
| 00361 | Should be returned to green area, or possibly used for youth services to combat effect of anti-social behaviour. |
| NSO/0077 | Object as bounded on three sides by Green Belt and, if developed for housing, inevitable pressure to 'square off' boundary between Gosforth Lane and Oxhey Drive. |
| NSO/0061 | Site is surrounded on three sides by Publicly Accessible Open Space, Local Wildlife Site and LNR, and all allocated Green Belt. Housing would place adjacent land at risk, out of line with PPG2. Appendix 4 considers site to be PDL within the Green Belt, PPG2 limits coverage and height of any redevelopment of such sites, therefore unlikely that the site will be able to |

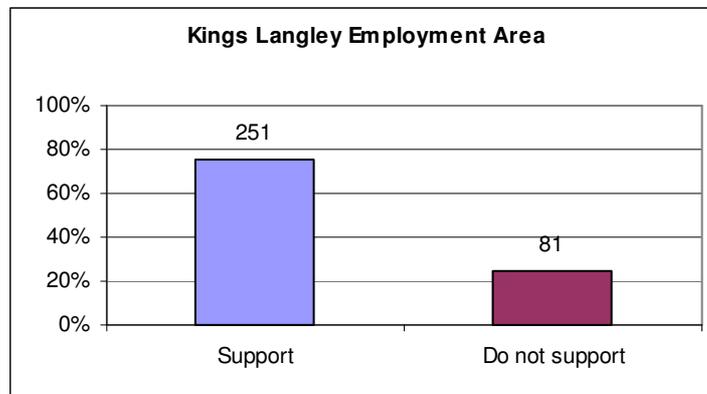
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| | accommodate 100 dwellings and numbers should therefore be reduced. |
| SCO/0006 (Hertfordshire CC) | Gosforth Lane is a single carriageway 2-lane local access road with a 30mph limit. |
| SCO/0006 (Hertfordshire CC) | Site just to the south of the area covered by the Oxhey Transport Plan which covers transport issues in the area and identifies 'Potential for Improvements through Development' many of which are in Watford. Strategic transport issues are covered in the recently reviewed Southwest Hertfordshire Transport Strategy. |
| SCO/0006 (Hertfordshire CC) | Potential for new/ enhanced bus services and facilities. There are several bus stops within walking distance (target 400m) which would benefit from bringing up to DDA standards. |
| SCO/0006 (Hertfordshire CC) | Archaeological site impact assessment should be produced before development proposals submitted to assess extent to which previous development has affected archaeological potential. |

Sustainability Appraisal

KINGS LANGLEY EMPLOYMENT AREA

Question

| Kings Langley Employment Area | | |
|-------------------------------|--------|------------|
| | Number | Percentage |
| Support | 251 | 75.6% |
| Do not support | 81 | 24.4% |
| | 332 | 100% |



Summary of Responses

Overall support for identification, but concern at loss of employment areas and at the impact on road network which is already congested. Also concern as area at risk from flooding.

Detailed Comments

| Reference | Comment |
|-----------|---|
| 00675 | Station Road/ Primrose Hill/ Railway Terrace area already overcrowded and congested; more infilling would accentuate situation. |
| 00649 | Will be adjacent to Kings Langley Lake Wildlife Site, and proposals would need to ensure impacts are reduced as far as possible |
| 00536 | Site partially floodplain, so require expensive anti-flood measures and contravene TRDC conditions. |
| 00536 | Site provides light-industrial employment. Development should not remove |

| | |
|----------------------------------|--|
| | employment opportunities. |
| 00331 | Concerns that area is at risk of flooding |
| 00304 | Support designation of land at Railway Terrace which could accommodate 30-40 dwellings while retaining substantial open areas within site and a buffer with Kings Lake. Details on site. Whole area could accommodate more than 180 dwellings, and supporting text should make it clear there is no upper limit |
| 00280 | Site is not economically viable with regard to existing uses and values; is in a flood zone and there are many different land interests so site is not deliverable. Identification of land would mean loss of employment land with no provision elsewhere. |
| NSO/0087 | Object as includes Primrose Hill playing fields. Policy should make it clear that the playing fields would need to be retained, or replaced with at least equivalent facilities, as part of any development. If the playing fields to be retained, opportunities as part of a mixed use development to consider potential for enhancing facilities on the site. If proposed that the playing fields would be developed (without replacement provision as part of the development), then strongly object to allocation as would result in the loss of playing fields, contrary to PPG17 and Sport England's playing fields policy unless it could be demonstrated that there was no longer a need to retain the site for sports use. Advised that discussions take place with Sport England if decide to allocate this playing field for development. Any allocation should therefore confirm that playing fields would be retained, or replaced on site with at least equivalent facilities. |
| NSO/0061 | Challenge decision to consider for housing an area, which is largely within flood Zones 2, 3a and 3b. PPS25 Annex D clear that residential use is 'more vulnerable' use than majority of existing uses. Table D.3 states that development should not be permitted for such uses within Flood Zone 3. Therefore site should be deleted in whole or parts, reflecting its unsuitability for housing in a flood risk area. |
| SCO/0023 (Environment Agency) | Could be significant opportunities to improve watercourse environment and river corridor. Would look to have a minimum 8m buffer zone to main rivers and 5m buffer zone to any lakes. |
| SCO/0018 (ALPC); NSI/0060 | Support high quality development in the area, resolving current conflict between industrial and housing, subject to securing traffic and environmental improvements along C76 and enabling upgrade of existing public amenities (in particular Primrose Hill) as part of any agreed developments. Plan should address "small plot developments" which should be avoided in this area as already very mixed and randomly developed area. Consideration to be given to preparing planning brief for the area. HGV traffic in this area major problem and would need to be addressed as part of plan. |
| SCO/0008 (Dacorum BC) | Object as good/ average quality employment land, and Home Park one of best employment locations in Three Rivers. Pattern of development should be retained and encouraged by planning system (2005 Emp Study). Relocation to Maple Cross would not be like for like, therefore loss of space for small local companies. Contrary to SO4. |
| SCO/0008 (Dacorum BC) | Would have implications for education and local road network. Canal is important wildlife corridor, and development along it may have detrimental impact on character of Kings Langley. PPS25 requires a sequential test where development in floodzone. Already development in area e.g. Ovaltine. |
| SCO/0006 (Hertfordshire CC) | C76 Station Road/ Primrose Hill is a single carriageway 2-lane local distributor road with a 30mph limit. Improvements for sustainable modes along this route are in the process of delivery by Hertfordshire Highways. Water Lane is a single carriageway 2-lane local distributor road with a 30mph limit. Toms Lane is a single carriageway 2-lane local access road with a 30mph speed limit. |
| SCO/0006 | Strategic transport issues are covered in the recently reviewed Southwest |

| | |
|-----------------------------|--|
| (Hertfordshire CC) | Hertfordshire Transport Strategy. |
| SCO/0006 (Hertfordshire CC) | Potential for new/ enhanced bus services and facilities. Several stops within walking distance (target 400m) of site which would benefit from bringing up to DDA standards |
| SCO/0006 (Hertfordshire CC) | Recommend archaeological assessment in advance of allocation to determine importance and extent of archaeological remains. |
| SCO/0006 (Hertfordshire CC) | Suitability of access and egress arrangement is key consideration in assessment of sites, and all new development must be planned to manage the need to travel, and located so as not to generate traffic inappropriate for the road network affected by the development. Developments above 100 residential units/2500 sqm B1 office or equivalent peak hour trip generations considered as large developments and would require more detailed assessment planning application stage and would need to be supported by a Transport Assessment and Travel Plans. At this stage, would help if proposals for the inclusion of large sites also include information or proposals for highways access. HCC will retain the power to determine certain applications by more detailed and specific S106 negotiation where necessary to address particular circumstances of the site. This could include specific issues and problems such as site accesses. Requirements will be based upon the HCC Toolkit Jan 2008. |

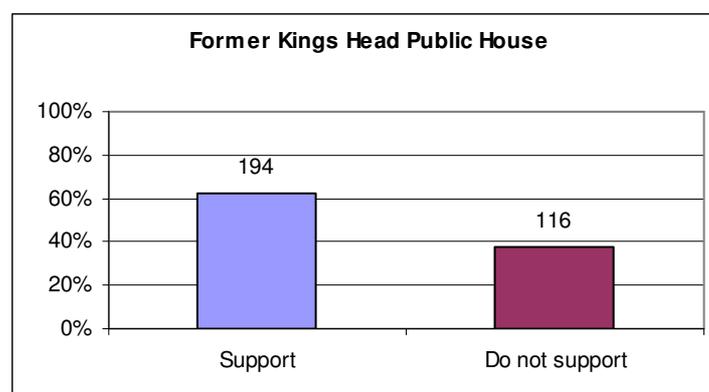
Sustainability Appraisal

APPENDIX 5: SMALLER HOUSING SITES

FORMER KINGS HEAD PH

Question

| Former Kings Head Public House | | |
|--------------------------------|--------|------------|
| | Number | Percentage |
| Support | 194 | 62.6% |
| Do not support | 116 | 37.4% |
| | 310 | 100% |



Summary of Responses

Support for identification if owner indicates that they may be prepared to release the land.

Detailed Comments

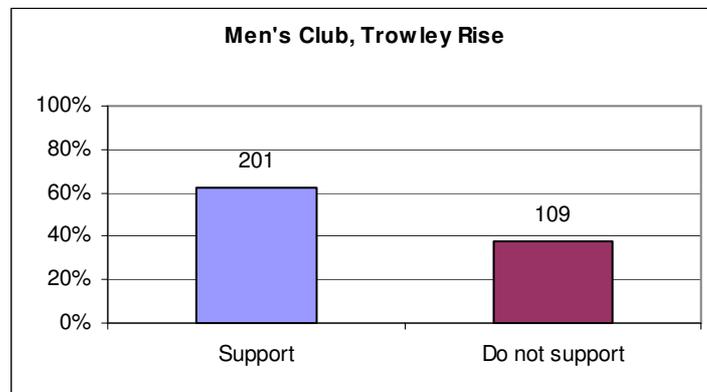
| Reference | Comment |
|--------------------------------|---|
| SCO/0006 (Hertfordshire CC) | Archaeological site impact assessment should be produced before proposals submitted to assess extent to which previous development has affected archaeological potential. |

Sustainability Appraisal

MEN'S CLUB, TROWLEY RISE

Question

| Men's Club, Trowley Rise | | |
|--------------------------|--------|------------|
| | Number | Percentage |
| Support | 201 | 62.6% |
| Do not support | 109 | 37.4% |
| | 310 | 100% |



Summary of Responses

Overall support for identification, but Men's Club Committee objected to inclusion at Abbots Langley LAF, and have no intention of releasing site for development.

Detailed Comments

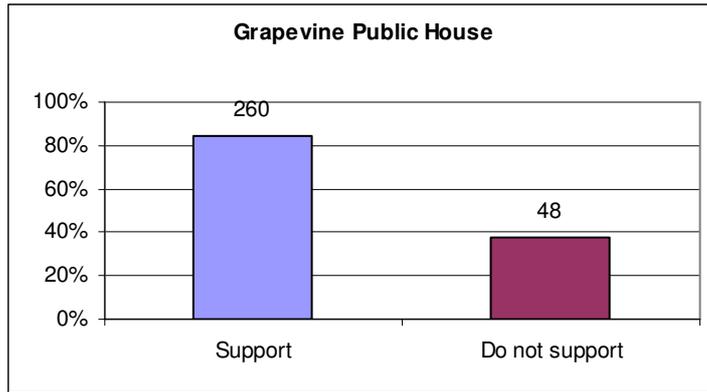
| Reference | Comment |
|-----------|--|
| 00460 | Valuable social centre used by thousands, should not be built on |
| CU/0135 | Should be preserved and enhanced as public service |

Sustainability Appraisal

GRAPEVINE PH

Question

| Grapevine Public House | | |
|------------------------|--------|------------|
| | Number | Percentage |
| Support | 260 | 84.4% |
| Do not support | 48 | 37.4% |
| | 308 | 100% |



Summary of Responses

Overall support for identification of site.

Detailed Comments

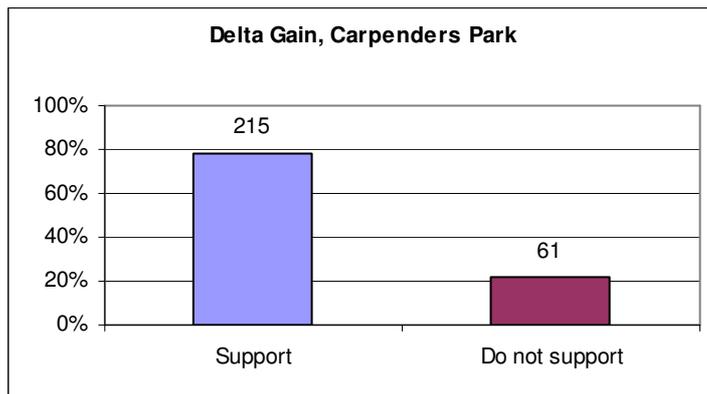
| Reference | Comment |
|-----------|--------------------|
| CU/0028 | Should be retained |

Sustainability Appraisal

DELTA GAIN

Question

| Delta Gain, Carpenders Park | | |
|-----------------------------|--------|------------|
| | Number | Percentage |
| Support | 215 | 77.9% |
| Do not support | 61 | 22.1% |
| | 276 | 100% |



Summary of Responses

Overall support for identification of site, with potential to contribute to environmental improvements.

Detailed Comments

| Reference | Comment |
|---------------------------|---|
| SCO/0023 (Environment) | Could be significant opportunities to improve watercourse environment and river |

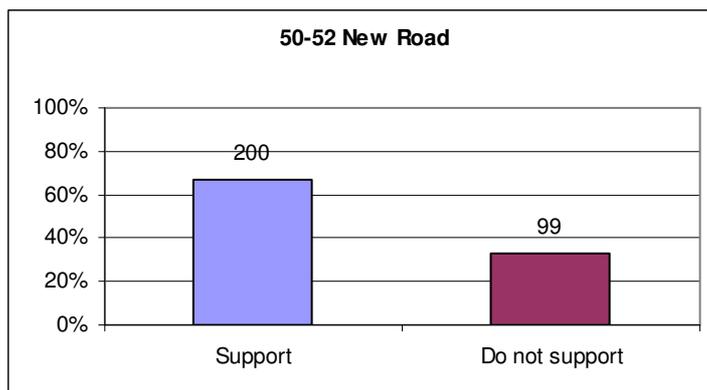
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| Agency) | corridor. Would look to have a minimum 8m buffer zone to main rivers and 5m buffer zone to any lakes |
| 00643 | Site currently vacant with potential for future housing development. Is PDL and sustainable location, with opportunity for environmental improvements to stream and surrounding area. Flood risk assessment for site gives important background information, propose realignment of watercourse linked to environmental improvements to stream and habitats. |
| 00707 | Too close to railway, site would be too small for emergency services access, already congestion and not enough parking in area, access would be unsafe, and schools oversubscribed |

Sustainability Appraisal

50-52 NEW ROAD

Question

| 50-52 New Road | | |
|----------------|--------|------------|
| | Number | Percentage |
| Support | 200 | 66.9% |
| Do not support | 99 | 33.1% |
| | 299 | 100% |



Summary of Responses

Overall support for identification of site.

Detailed Comments

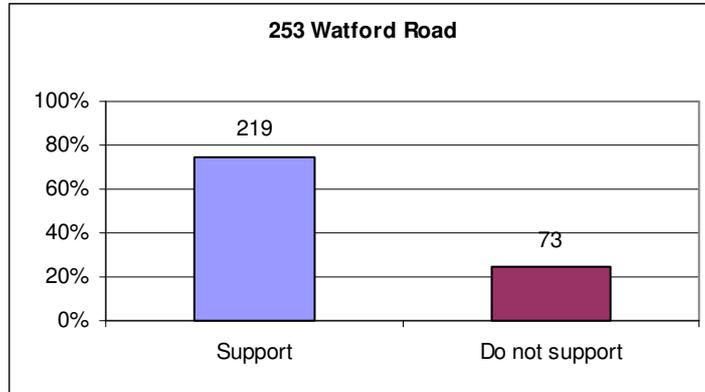
| Reference | Comment |
|--------------------------------|---|
| SCO/0006 (Hertfordshire CC) | Archaeological site impact assessment should be produced before proposals submitted to assess extent to which previous development has affected archaeological potential. |
| NSI/0239 | Object as only petrol station in area and thriving business providing local employment |

Sustainability Appraisal

253 WATFORD ROAD

Question

| 253 Watford Road | | |
|------------------|--------|------------|
| | Number | Percentage |
| Support | 219 | 75% |
| Do not support | 73 | 25% |
| | 292 | 100% |



Summary of Responses

Overall support for identification of site.

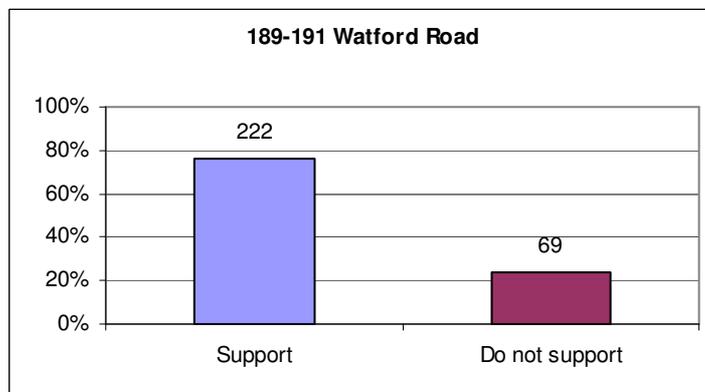
Detailed Comments

Sustainability Appraisal

189-191 WATFORD ROAD

Question

| 189-191 Watford Road | | |
|----------------------|--------|------------|
| | Number | Percentage |
| Support | 222 | 76.3% |
| Do not support | 69 | 23.7% |
| | 291 | 100% |



Summary of Responses

Overall support for identification of site, though promoters consider it should be for mixed use.

Detailed Comments

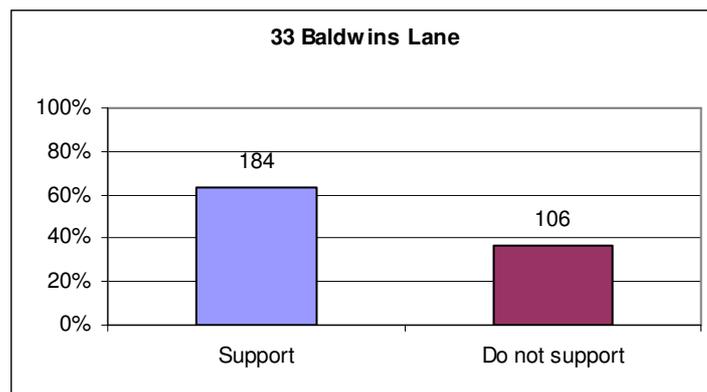
| Reference | Comment |
|-----------|---|
| 00659 | Support identification, but should be considered as part of a mixed use scheme. |
| 00638 | For development of 2 and 3 bedroom houses |

Sustainability Appraisal

33 BALDWINS LANE

Question

| 33 Baldwins Lane | | |
|------------------|--------|------------|
| | Number | Percentage |
| Support | 184 | 63.4% |
| Do not support | 106 | 36.6% |
| | 290 | 100% |



Summary of Responses

Overall support for identification of site.

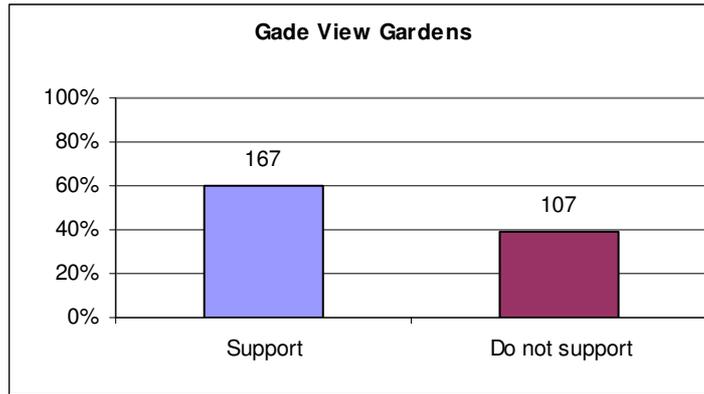
Detailed Comments

Sustainability Appraisal

GADE VIEW GARDENS

Question

| Gade View Gardens | | |
|-------------------|--------|------------|
| | Number | Percentage |
| Support | 167 | 60.1 |
| Do not support | 107 | 39.1% |
| | 274 | 100% |



Summary of Responses

Overall support for identification of site.

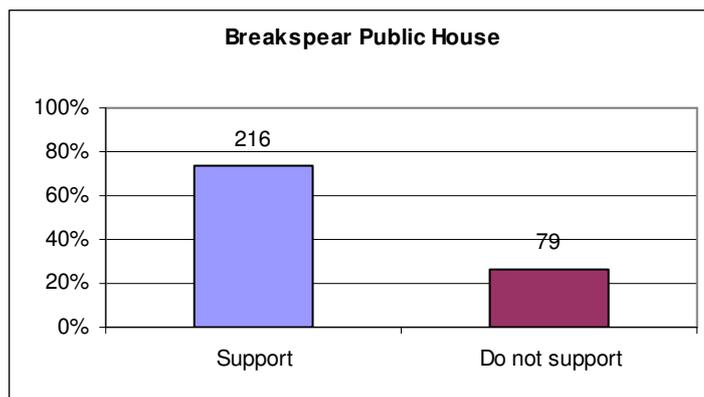
Detailed Comments

Sustainability Appraisal

BREAKSPEAR PUBLIC HOUSE

Question

| Breakspear Public House | | |
|-------------------------|--------|------------|
| | Number | Percentage |
| Support | 216 | 73.2% |
| Do not support | 79 | 26.8% |
| | 295 | 100% |



Summary of Responses

Overall support for identification if owner indicates that they may be prepared to release the land.

Detailed Comments

| Reference | Comment |
|---------------------------------|---|
| SCO/0018 (ALPC); NSI/0060 | Remove unless owner indicates they may be prepared to release land. |

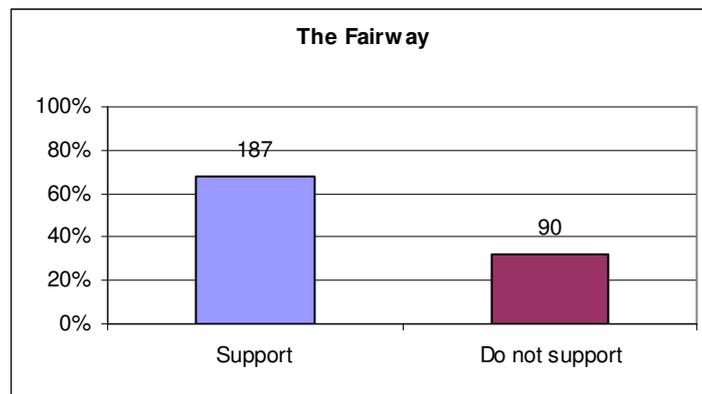
| | |
|---------|---|
| CU/0028 | Could come back into use and provide jobs |
|---------|---|

Sustainability Appraisal

THE FAIRWAY

Question

| The Fairway | | |
|----------------|--------|------------|
| | Number | Percentage |
| Support | 187 | 67.5% |
| Do not support | 90 | 32.5% |
| | 277 | 100% |



Summary of Responses

Overall support for identification although concern at loss of the facility, particularly as demand for older persons accommodation likely to increase.

Detailed Comments

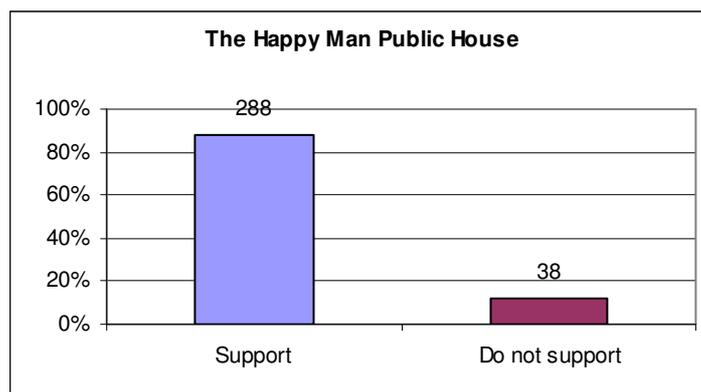
| Reference | Comment |
|-----------|---|
| CU/0187 | Occupied now and likely to be in greater demand in future as elderly population increases. Would not create net gain as existing residents would need to be rehoused. |
| 00666 | Support identification for 17 dwellings once Little Furze redeveloped to replace facility, therefore phasing depend on Little Furze phasing. |

Sustainability Appraisal

THE HAPPY MAN PH

Question

| The Happy Man PH | | |
|------------------|--------|------------|
| | Number | Percentage |
| Support | 288 | 88.3% |
| Do not support | 38 | 11.7 % |
| | 326 | 100% |



Summary of Responses

Overall support for redevelopment of site, though site promoters consider it should be for mixed use development.

Detailed Comments

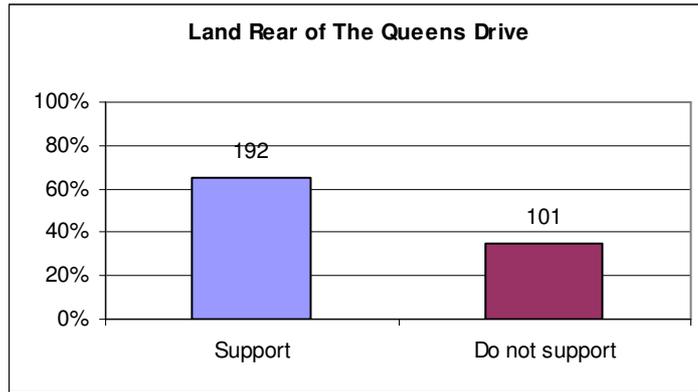
| Reference | Comment |
|---------------------------------|--|
| 00725 | Site should be promoted for mixed use development including residential and retail to promote efficient use of PDL |
| 00725 | DPD is unsound as has not considered all reasonable alternatives for the site, specifically suitability for retail which is appropriate as: derelict and adjacent to local shopping parade; immediately available so can play important role in meeting retail and housing need; mixed use designation would contribute to vitality and viability of Tudor Parade; quantitative need for local convenience goods; qualitative need to improve range of products available in area. |
| SCO/0019 (Chorleywood PC) | Site should be for affordable housing, not retail outlet with additional properties. |
| CU/0272; 00331 | Could limit development to housing for older people who might only have one car per family (if any) to ease congestion in the area, rather than stick rigidly to a mixed property approach. |

Sustainability Appraisal

THE QUEENS DRIVE

Question

| The Queens Drive | | |
|------------------|--------|------------|
| | Number | Percentage |
| Support | 192 | 65.5% |
| Do not support | 101 | 34.5 % |
| | 293 | 100% |



Summary of Responses

Overall support for identification, but some concern at proximity to M25 and associated noise/ air pollution.

Detailed Comments

| Reference | Comment |
|--------------------------------|---|
| SCO/0006 (Hertfordshire CC) | Archaeological site impact assessment should be produced before proposals submitted to assess extent to which previous development has affected archaeological potential. |

Sustainability Appraisal

LANGWOOD HOUSE

Question

| Langwood House | | |
|----------------|--------|------------|
| | Number | Percentage |
| Support | 203 | 67.4% |
| Do not support | 98 | 32.6% |
| | 301 | 100% |



Summary of Responses

Overall support for identification of site.

Detailed Comments

| Reference | Comment |
|-----------|---------|
|-----------|---------|

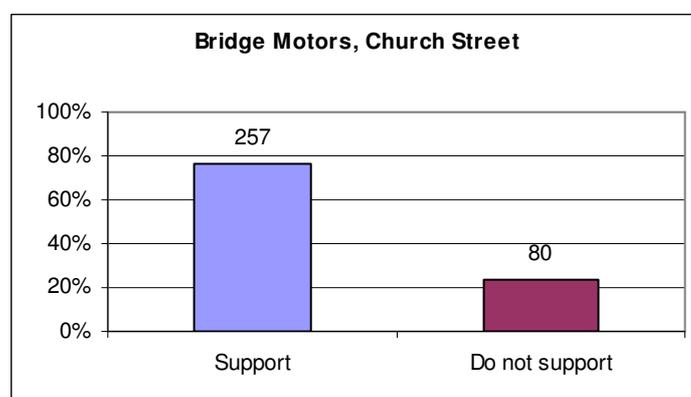
| | |
|-------|--|
| 00614 | Building tenanted, but may be broken from 2013. Surplus office floorspace in Rickmansworth, and building would not easily convert to housing (though not impossible). Currently provides 2136sqm office floorspace, with modest extension and comprehensive scheme, could achieve 40-50 flats. Should tenancy be broken post 2013 and redevelopment financially viable, no other obstacles to delivery of housing. |
|-------|--|

Sustainability Appraisal

BRIDGE MOTORS

Question

| Bridge Motors | | |
|----------------|--------|------------|
| | Number | Percentage |
| Support | 257 | 76.3% |
| Do not support | 80 | 23.7% |
| | 337 | 100% |



Summary of Responses

Overall support for identification of site, but owner has no intention to release site for development.

Detailed Comments

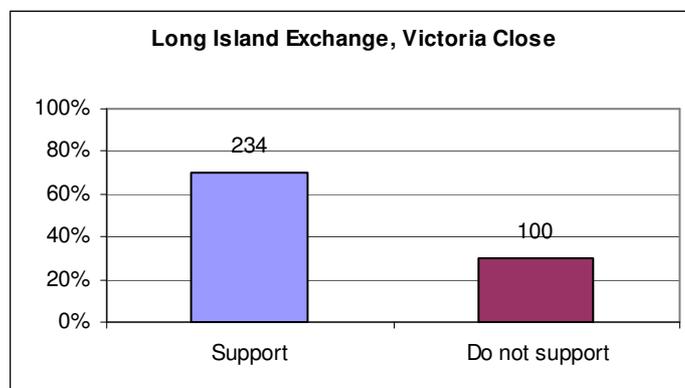
| Reference | Comment |
|----------------------------------|--|
| 00664 | Object as no intention of ceasing business, and providing a valuable service, assisting the viability and vitality of town centre. |
| SCO/0023 (Environment Agency) | Could be significant opportunities to improve watercourse environment and river corridor. Would look to have a minimum 8m buffer zone to main rivers and 5m buffer zone to any lakes |
| SCO/0006 (Hertfordshire CC) | Recommend archaeological assessment in advance of allocation to determine importance and extent of archaeological remains. |
| CU/0193 | Site contaminated so question viability |

Sustainability Appraisal

LONG ISLAND EXCHANGE

Question

| Long Island Exchange | | |
|----------------------|--------|------------|
| | Number | Percentage |
| Support | 234 | 70.1% |
| Do not support | 100 | 29.9% |
| | 334 | 100% |



Summary of Responses

Overall support for identification of site, although owner of garage indicate they have no intention of releasing that part of the site for development.

Detailed Comments

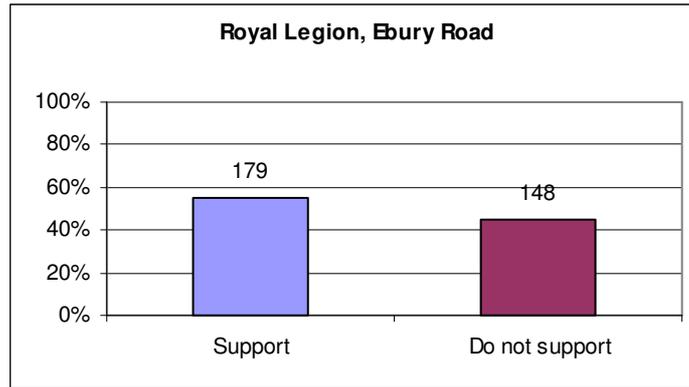
| Reference | Comment |
|--------------------------------|---|
| 00558 | Rickmansworth service station is working business, providing local employment and needed local facility. No intention to sell for redevelopment. |
| SCO/0006 (Hertfordshire CC) | Acceptable public transport access. |
| SCO/0006 (Hertfordshire CC) | Archaeological site impact assessment should be produced before proposals submitted to assess extent to which previous development has affected archaeological potential. |
| 00516 | Do not object to development at rear of premises, but should not block view across Rectory Road |
| CU/0193 | Oppose as only hotel between Watford and M40 so harming commercial attractiveness of area |

Sustainability Appraisal

ROYAL LEGION, EBURY ROAD

Question

| Royal Legion, Ebury Road | | |
|--------------------------|--------|------------|
| | Number | Percentage |
| Support | 179 | 54.7% |
| Do not support | 148 | 45.3% |
| | 327 | 100% |



Summary of Responses

Overall support for identification of site, but community facility to be retained as part of any redevelopment.

Detailed Comments

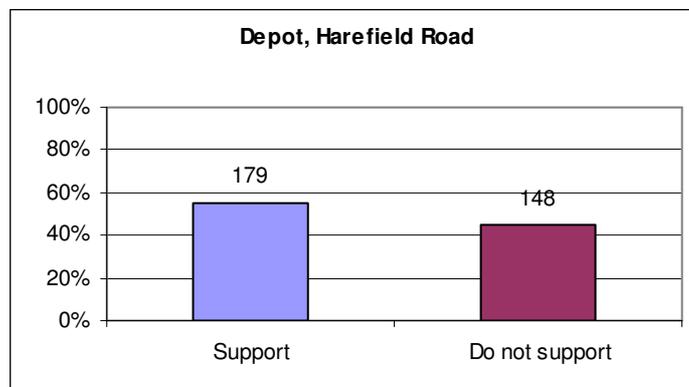
| Reference | Comment |
|--------------------------------|---|
| SCO/0006 (Hertfordshire CC) | Archaeological site impact assessment should be produced before proposals submitted to assess extent to which previous development has affected archaeological potential. |
| CU/0193 | Oppose as would substantially increase density of housing in area in combination with other schemes approved, and not enough parking |

Sustainability Appraisal

DEPOT, HAREFIELD ROAD

Question

| Depot, Harefield Road | | |
|-----------------------|--------|------------|
| | Number | Percentage |
| Support | 179 | 54.7% |
| Do not support | 148 | 45.3% |
| | 327 | 100% |



Summary of Responses

Overall support for identification of site, recognising potential to improve surrounding environment.

Detailed Comments

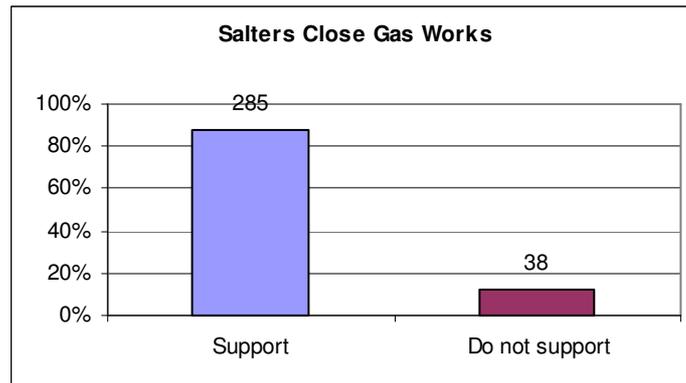
| Reference | Comment |
|----------------------------------|--|
| SCO/0023 (Environment Agency) | Could be significant opportunities to improve watercourse environment and river corridor. Would look to have a minimum 8m buffer zone to main rivers and 5m buffer zone to any lakes |
| SCO/0006 (Hertfordshire CC) | Recommend archaeological assessment in advance of allocation to determine importance and extent of archaeological remains. |
| CU/0193 | Agree in principle, but concerns about access |

Sustainability Appraisal

SALTERS CLOSE GAS WORKS

Question

| Salters Close Gas Works | | |
|-------------------------|--------|------------|
| | Number | Percentage |
| Support | 285 | 88.2% |
| Do not support | 38 | 11.8% |
| | 323 | 100% |



Summary of Responses

Overall support for identification of site, but may be issues of contamination affecting viability.

Detailed Comments

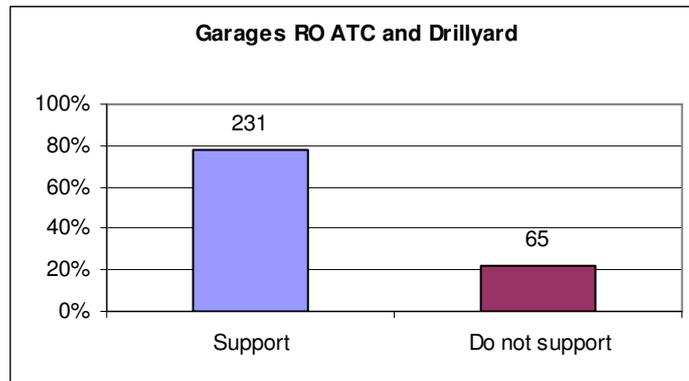
| Reference | Comment |
|--------------------------------|---|
| NSO/0085 | Support identification of site. Detailed information on land use, vegetation, access, topography, flood risk, planning considerations, and illustrative layout for 22 units. Site is PDL and vacant, and is suitable, available and deliverable within 5 years of adoption. |
| SCO/0006 (Hertfordshire CC) | Archaeological site impact assessment should be produced before proposals submitted to assess extent to which previous development has affected archaeological potential. |
| 00581 | Concerned about noise from new development, and loss of sunlight |

Sustainability Appraisal

GARAGES RO ATC AND DRILLYARD

Question

| Garages RO ATC and Drillyard | | |
|------------------------------|--------|------------|
| | Number | Percentage |
| Support | 231 | 78.0% |
| Do not support | 65 | 22.0% |
| | 296 | 100% |



Summary of Responses

Overall support for identification of site.

Detailed Comments

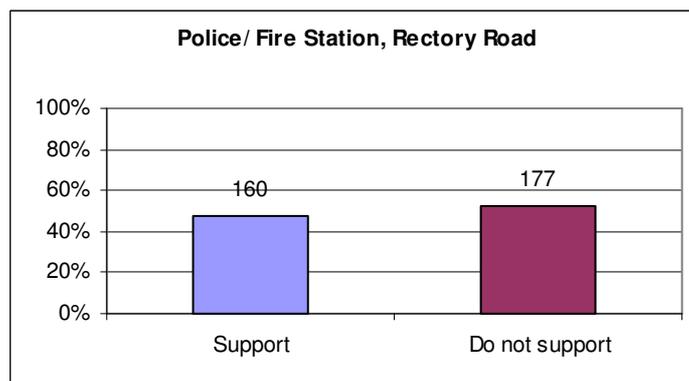
| Reference | Comment |
|-----------|--|
| CU/0193 | Concerned will put scout and ATC hut at risk |

Sustainability Appraisal

POLICE/ FIRE STATION

Question

| Police/ Fire Station | | |
|----------------------|--------|------------|
| | Number | Percentage |
| Support | 160 | 47.4% |
| Do not support | 177 | 52.5% |
| | 337 | 100% |



Summary of Responses

Concern at loss of police and fire facilities, and site owners indicate no current plans to vacate site.

Detailed Comments

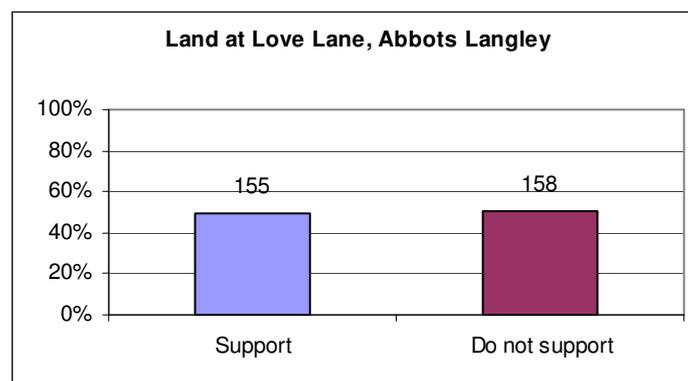
| Reference | Comment |
|---------------------------------|---|
| NSO/0068 | Site currently operational police and fire service site. Although in the long term we would have no objections in principle to the loss of this site for residential, would not be until a suitable, adequate replacement site is found, which meets operational needs of the police service. |
| SCO/0019 (Chorleywood PC) | Concern at loss of essential services for catchment area. |
| 00666 | No current plans to relocate fire station, so no guarantee that site can be delivered in plan period, but no objection to allocation. |
| 00585 | Loss would put at risk protection for people close to HMS Warrior |
| CU/0028 | Facilities are needed in area. Should not be moved |

Sustainability Appraisal

LOVE LANE

Question

| Love Lane Abbots Langley | | |
|--------------------------|--------|------------|
| | Number | Percentage |
| Support | 155 | 49.5% |
| Do not support | 158 | 50.5% |
| | 313 | 100% |



Summary of Responses

Concern at inclusion as green belt and development would not form a defensible green belt boundary. Limited access to site, and there may be a need in future to expand the reservoir which would be prevented by development.

Detailed Comments

| Reference | Comment |
|-----------|--|
| 00428 | Question suitability as limited access from Love Lane, and drainage problems on proposed plot, indicated by standing water observed on land. |

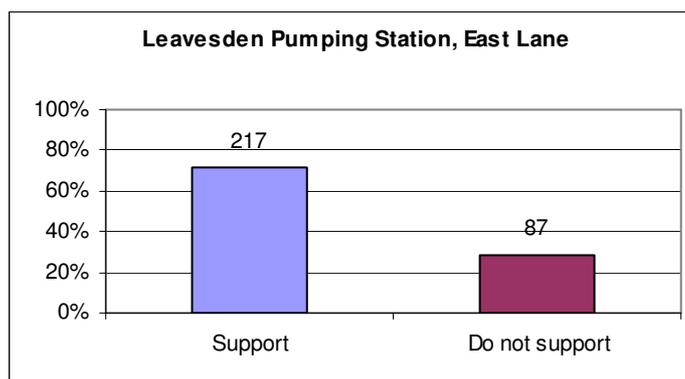
| | |
|-----------------------------------|---|
| SCO/0040 (Three Valleys Water) | Support. |
| SCO/0006 (Hertfordshire CC) | Acceptable public transport access. |
| SCO/0006 (Hertfordshire CC) | Archaeological site impact assessment should be produced before proposals submitted to assess extent to which previous development has affected archaeological potential. |

Sustainability Appraisal

LEAVESDEN PUMPING STATION

Question

| Leavesden Pumping Station | | |
|---------------------------|--------|------------|
| | Number | Percentage |
| Support | 217 | 71.4% |
| Do not support | 87 | 28.6% |
| | 304 | 100% |



Summary of Responses

Overall support for identification of site.

Detailed Comments

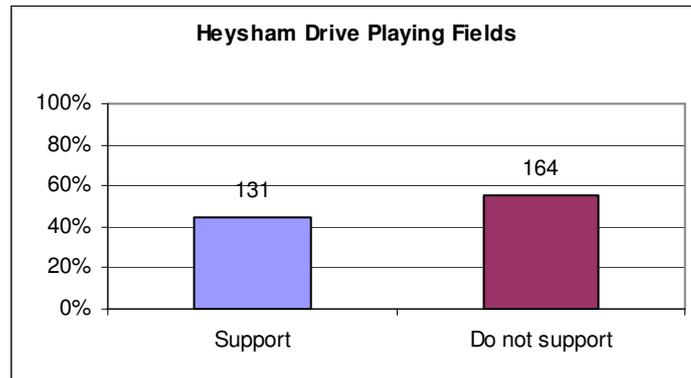
| Reference | Comment |
|---------------------------------|--|
| 00610 | Support identification of site, as suitable for extensive redevelopment, and is brownfield site. Slight amendment to site boundaries. |
| 00534 | Concerned as access couldn't be sustained given current road widths and congestion. |
| SCO/0018 (ALPC); NSI/0060 | Reluctantly accept as PDL, although in Green Belt. Could be developed earlier than the timeframe, but would require improvements as part of any permissions to protect neighbouring Cemetery and to access road. |
| 00714 | Would cause an issue with road usage, utility services, schooling; flytipping; vandals; pollution; nature. |

Sustainability Appraisal

HEYSHAM DRIVE PLAYING FIELDS

Question

| Heysham Drive Playing Fields | | |
|------------------------------|--------|------------|
| | Number | Percentage |
| Support | 131 | 44.4% |
| Do not support | 164 | 55.6% |
| | 295 | 100% |



Summary of Responses

Objection to development of site without provision being made in the local area to replace the loss.

Detailed Comments

| Reference | Comment |
|-----------------------------------|---|
| 00649 | Development will have a negative impact on the adjacent LNR as increased pressure on the connection to open land to south. Already some of what would have been LNR land lost to development with further loss of protected species from the site, so every effort should be made to protect this link and not isolate the site. |
| NSO/0087 | Strongly object as would result in the loss of playing fields. Even if not currently in use, offer potential to meet future needs of local community. No evidence base available to justify playing fields being released on the basis of them being clearly surplus to community needs. Therefore proposals for residential development would not accord with established playing fields policy, ('A Sporting Future for the Playing Fields of England' (1997), guidance in PPG17 on development affecting playing fields and other sports facilities (paragraphs 10-15), and Core Strategy policies on protection of open space including playing fields (i.e. policy DC4). If site allocated, would not meet PPS12 soundness test in relation to the DPD being justified and consistent with national policy. If site remains allocated for development, strongly advise discussions with Sport as would be willing to provide further advice on how concerns could be potentially addressed. The Council will also be aware that the provisions of the Town and Country Planning (Playing Fields) (England) Direction 1998 would apply if minded at a later date to approve a planning application for the redevelopment contrary to an objection from Sport England i.e. the application would need to be referred to the SoS. Therefore request that either site removed as an allocation, a related site allocation made to replace loss, or it is clearly demonstrated that the site is surplus to local needs. |
| SCO/0006 (Hertfordshire CC) | Acceptable public transport access. |

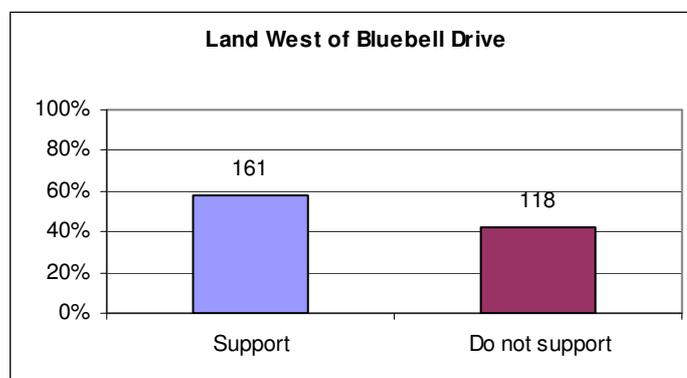
| | |
|-----------------------------------|--|
| SCO/0006 (Hertfordshire CC) | Recommend archaeological assessment in advance of allocation to determine importance and extent of archaeological remains. |
| 00666 | Support identification for 56 dwellings in 2008-2015 phasing. Detailed information on constraints and accessibility. |

Sustainability Appraisal

BLUEBELL DRIVE

Question

| Bluebell Drive | | |
|----------------|--------|------------|
| | Number | Percentage |
| Support | 161 | 57.7% |
| Do not support | 118 | 42.3% |
| | 279 | 100% |



Summary of Responses

Overall support for identification of site, but concern over contamination as former tip site.

Detailed Comments

| Reference | Comment |
|-----------|--|
| 00649 | Affects part of a Wildlife Site, site will need to be considered on own merits if proposals come forward for development. |
| 00425 | Site could include larger area to north west to accommodate large proportion of affordable housing. |
| 00425 | Principle of development in this location considered acceptable by council. Statement that 'inappropriate to size of Bedmond' not supported as Bedmond well provided for in terms of infrastructure and ideally located to accommodate additional residential units. Site provides sustainable location for settlement boundary extension and does not impact on fundamental aims of Green Belt policy. Strong level of support for the principle of development where there is a need to provide affordable housing. As PPS3 requires, site is available, suitable and achievable and therefore deliverable. Site boundary should be extended to include a larger portion of the site to west and north as already development along Toms Lane. 'Squaring-off' the village does not carry much weight in respect to urban design principles or sustainable communities. Committed to providing a carbon neutral highly sustainable scheme, and detail would be placed on landscaping, incorporation of allotments and further environmental measures. |

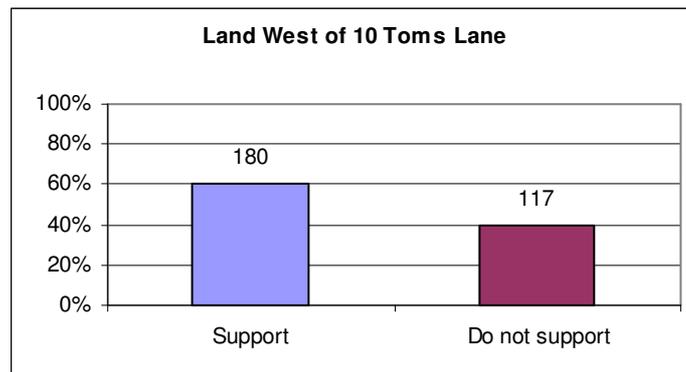
| | |
|-----------------------------------|---|
| SCO/0018 (ALPC); NSI/0060 | Reluctantly accept as although Green Belt, is former tip site and would logically 'square off' existing development. This could be brought forward for development earlier. |
| SCO/0018 (ALPC); | Concern as methane problems on site. |
| SCO/0006 (Hertfordshire CC) | Recommend archaeological assessment in advance of allocation to determine importance and extent of archaeological remains. |
| 00667 | M25 being widened and Heathrow flight path changes increasing noise and pollution already. Development will increase traffic |
| NSI/0038 | Site is a flower meadow and should be retained |

Sustainability Appraisal

SOUTH TOMS LANE

Question

| South Toms Lane | | |
|-----------------|--------|------------|
| | Number | Percentage |
| Support | 180 | 60.6% |
| Do not support | 117 | 39.4% |
| | 297 | 100% |



Summary of Responses

Overall support for identification of site, but will need to provide a firm boundary to prevent development pressure towards Abbots Langley.

Detailed Comments

| Reference | Comment |
|---------------------------------|--|
| NSO/0039 | Support inclusion, but may be potential to deliver marginally more than the 20 units. Therefore requested flexibility in the number of houses to be provided. Number will be determined through more detailed environmental/ technical assessments and feasibility testing. Anticipated that this will lead to range of family type housing with gardens. Allocation of site will protect other more sensitive parts of the Greenbelt, and maintain separation of Abbots Langley either side of the M25 as will not result in encroachment beyond current rear garden boundaries of existing housing. |
| SCO/0018 (ALPC); NSI/0060 | Reject as incursion into Green Belt. However would reluctantly accept as a last resort it inclusion enabled the council to protect the Green belt to the south from any further development. |

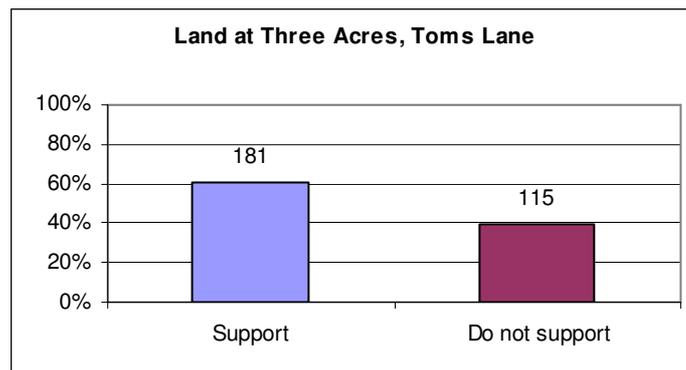
| | |
|--------------------------|---|
| SCO/0008 (Dacorum BC) | Development contrary to PPG2 and RSS which encourage retention of long-standing green belt restraint. Impacts on primary education capacity, and negative impact on viability of Toms Lane wildlife corridor. |
| CU/0362; 00562 | Toms Lane west end too narrow and no pavement under bridge |
| CU/0362 | Bridges at Toms Lane mean height restriction and lorries will need to travel from east to west to access site |
| NSI/0038 | Will set a dangerous precedent for expansion into Abbots Langley |

Sustainability Appraisal

THREE ACRES

Question

| Three Acres, Toms Lane | | |
|------------------------|--------|------------|
| | Number | Percentage |
| Support | 181 | 61.1% |
| Do not support | 115 | 38.9% |
| | 296 | 100% |



Summary of Responses

Overall support for identification of site, but will need to provide a firm boundary to prevent development pressure towards Hemel Hempstead.

Detailed Comments

| Reference | Comment |
|---------------------------------|--|
| SCO/0018 (ALPC); NSI/0060 | Accept as this will tidy up an existing self contained Brownfield site, albeit in the green belt, subject to resolving constrained access. |
| SCO/0008 (Dacorum BC) | Development contrary to PPG2 and RSS which encourage retention of long-standing green belt restraint. Impacts on primary education capacity, and negative impact on viability of Toms Lane wildlife corridor. Access appears problematic and would amount to tandem development with negative impact on residents. |
| SCO/0006 (Hertfordshire CC) | Recommend archaeological assessment in advance of allocation to determine importance and extent of archaeological remains. |
| CU/0362; 00562 | Toms Lane west end too narrow and no pavement under bridge |
| CU/0362 | Bridges at Toms Lane mean height restriction and lorries will need to travel |

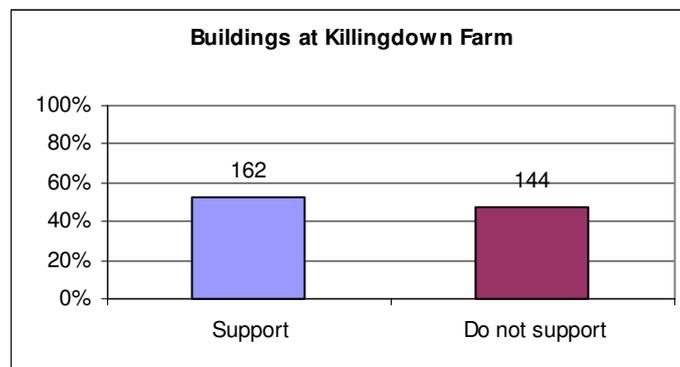
| | |
|----------|--|
| | from east to west to access site |
| 00685 | Very much in favour of identification of site |
| NSI/0038 | Will set a dangerous precedent for expansion into Abbots Langley |

Sustainability Appraisal

KILLINGDOWN FARM

Question

| Killingdown Farm | | |
|------------------|--------|------------|
| | Number | Percentage |
| Support | 162 | 52.9% |
| Do not support | 144 | 47.1% |
| | 306 | 100% |



Summary of Responses

Overall support for identification, but concern over access to the site, and additional traffic on already busy road network.

Detailed Comments

| Reference | Comment |
|--------------------------------|---|
| 00280 | Support identification of site as PDL, adjoining urban area, good access to schools, local services and public transport. Will provide opportunity to enhance conservation area and setting of listed building. However should be identified as large site which would provide additional community benefits through woodland planting at Red Heath and additional doctors surgery. |
| SCO/0006 (Hertfordshire CC) | Recommend archaeological assessment in advance of allocation to determine importance and extent of archaeological remains. |

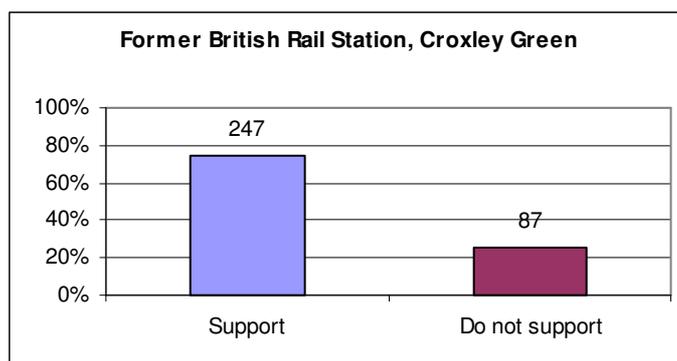
Sustainability Appraisal

CROXLEY GREEN STATION

Question

| Croxley Green Station | | |
|-----------------------|--------|------------|
| | Number | Percentage |
| Support | 247 | 74.0% |
| Do not support | 87 | 26.0% |

| | | |
|--|-----|------|
| | 334 | 100% |
|--|-----|------|



Summary of Responses

Overall support for identification of site and recognition of environmental improvements, but Croxley Rail Link to be decided in advance of any development.

Detailed Comments

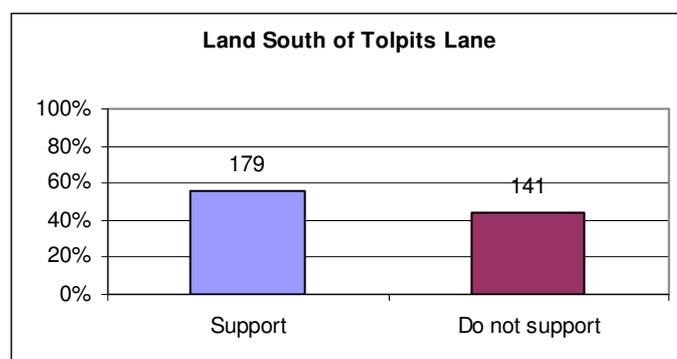
| Reference | Comment |
|----------------------------------|--|
| SCO/0023 (Environment Agency) | Could be significant opportunities to improve watercourse environment and river corridor. Would look to have a minimum 8m buffer zone to main rivers and 5m buffer zone to any lakes |
| SCO/0006 (Hertfordshire CC) | Archaeological site impact assessment should be produced before proposals submitted to assess extent to which previous development has affected archaeological potential. |
| NSI/0183 | Station could be utilised and line reopened |

Sustainability Appraisal

SOUTH TOLPITS LANE

Question

| South Tolpits Lane | | |
|--------------------|--------|------------|
| | Number | Percentage |
| Support | 179 | 55.9% |
| Do not support | 141 | 44.1% |
| | 320 | 100% |



Summary of Responses

Overall support for identification of site, but concern over flood risk and access to public transport.

Detailed Comments

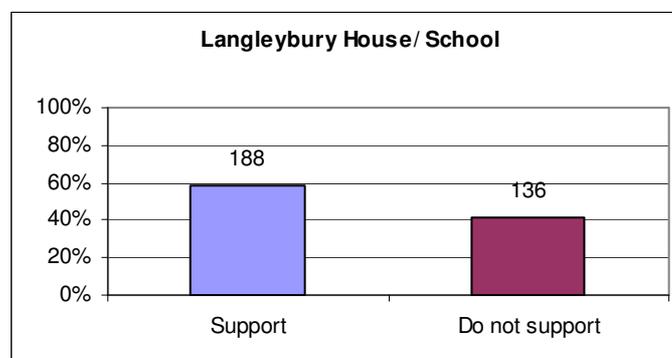
| Reference | Comment |
|----------------------------------|--|
| 00723 | Little Tolpits Cottage included within boundaries earmarked. |
| 00723 | Object as land is Green Belt, TPOs on most of trees in area, impact on archaeological remains; flooding; Tolpits Lane already struggling with traffic; no pavements or street lighting; no public transport along Tolpits Lane |
| 00649 | Affects part of a Wildlife Site, site will need to be considered on own merits if proposals come forward for development. |
| 00637 | Support identification of site. Detailed information provided on current use of site, trees, topography, ecology, landscape and visual character, access, flood risk, drainage, public transport, schools, local shopping and employment. Possible that site could accommodate more than 50 units. Considered that development at north within areas of existing residential properties achievable, and allow high quality of development. |
| SCO/0023 (Environment Agency) | Could be significant opportunities to improve watercourse environment and river corridor. Would look to have a minimum 8m buffer zone to main rivers and 5m buffer zone to any lakes |
| SCO/0006 (Hertfordshire CC) | Unacceptable public transport access. |
| SCO/0006 (Hertfordshire CC) | Recommend archaeological assessment in advance of allocation to determine importance and extent of archaeological remains. |

Sustainability Appraisal

LANGLEYBURY HOUSE/ SCHOOL

Question

| Langleybury House/ School | | |
|---------------------------|--------|------------|
| | Number | Percentage |
| Support | 188 | 58.0% |
| Do not support | 136 | 42.0% |
| | 324 | 100% |



Summary of Responses

Overall support for identification of site.

Detailed Comments

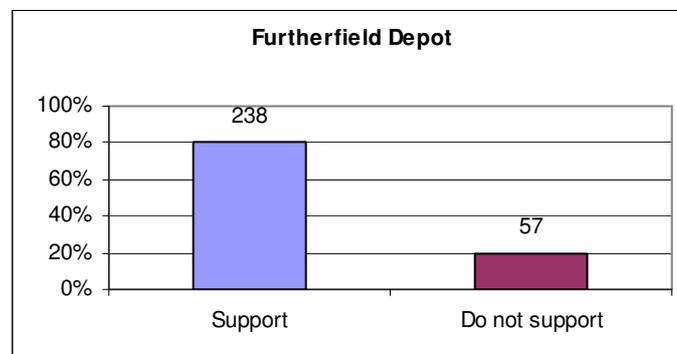
| Reference | Comment |
|---------------------------------|--|
| 00536 | Verges on open land/ green belt so should not be developed. No transport links, inadequate road, no close by secondary schooling, and no local shops or other services. |
| SCO/0018 (ALPC); NSI/0060 | Accept site. The Parish Council would question whether the site could be expanded to Brownfield area to north-west of proposed area thus accommodating more units again reducing pressure on virgin Green belt elsewhere in the Parish. Any development should be part of a comprehensive plan to ensure high quality residential development that also secures Section 106 monies for use in the immediate vicinity to address the lack of amenities. |
| SCO/0026 (English Heritage) | Adjoins grade II* listed mansion and associated stable block [grade II]. The house is on English Heritage's Buildings at Risk Register. Any development proposals here should be subject to the future of Langleybury House being secured, and the setting of the house and ancillary buildings being protected. John Neale, English Heritage's historic buildings inspector, would be pleased to advise further. |
| SCO/0006 (Hertfordshire CC) | Unacceptable public transport access. |
| SCO/0006 (Hertfordshire CC) | Archaeological site impact assessment should be produced before proposals submitted to assess extent to which previous development has affected archaeological potential. |
| NSI/0057 | Increase numbers |
| CU/0316 | Mistake to build on secondary schools when desperately need more |

Sustainability Appraisal

FURTHERFIELD DEPOT

Question

| Furtherfield Depot | | |
|--------------------|--------|------------|
| | Number | Percentage |
| Support | 238 | 80.7% |
| Do not support | 57 | 19.3% |
| | 295 | 100% |



Summary of Responses

Overall support for identification of site.

Detailed Comments

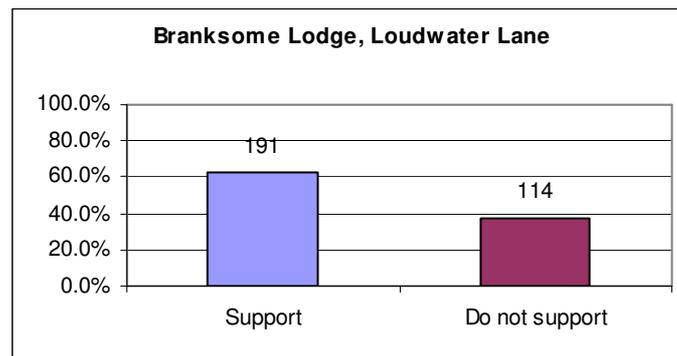
| Reference | Comment |
|---------------------------------|---|
| 00536 | If operations cease, should be returned to open land as projects into open lung separating Abbots Langley from Watford. |
| SCO/0018 (ALPC); NSI/0060 | Accept site as already brownfield subject to the housing being of no more than a similar density to the neighbouring Furtherfield area. (Equivalent to 30 dph). |
| CU/0126 | Not object to up to 15 properties, style to fit in with existing mixed design and semi rural nature of area. Should be adequate garages and off street parking. |

Sustainability Appraisal

LOUDWATER LANE

Question

| Loudwater Lane | | |
|----------------|--------|------------|
| | Number | Percentage |
| Support | 191 | 62.6% |
| Do not support | 114 | 37.4% |
| | 305 | 100% |



Summary of Responses

Overall support for identification of site, but would not be an appropriate location for affordable housing.

Detailed Comments

| Reference | Comment |
|-----------------------------------|--|
| SCO/0006 (Hertfordshire CC) | Recommend archaeological assessment in advance of allocation to determine importance and extent of archaeological remains. |
| 00601 | Land green belt and inappropriate for building 10 "affordable" houses. Access to houses would be difficult, presumably via Armitage Close and Hayward Copse. Assuming residents have two cars per family, would mean adding 20 cars to a small, narrow close and the country lane leading to it, would be overcrowding to a ludicrous degree. Adjacent houses cost the owners considerable money, would be grossly unfair to surround them with "affordable" housing. Is TRDC therefore considering compensating the owners of the houses in Armitage Close and Hayward Copse for loss of value of their properties? |
| 00548; | Unsuitable for affordable housing |

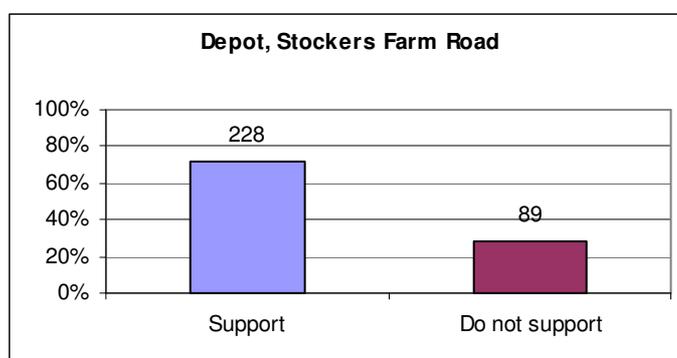
| | |
|----------|--|
| 00706 | |
| 00706 | 10 houses too many. |
| NSI/0079 | Inappropriate as green belt and lack of infrastructure |

Sustainability Appraisal

DEPOT, STOCKERS FARM ROAD

Question

| Depot, Stockers Farm Road | | |
|---------------------------|--------|------------|
| | Number | Percentage |
| Support | 228 | 71.9% |
| Do not support | 89 | 28.1% |
| | 317 | 100% |



Summary of Responses

Overall support for identification of site.

Detailed Comments

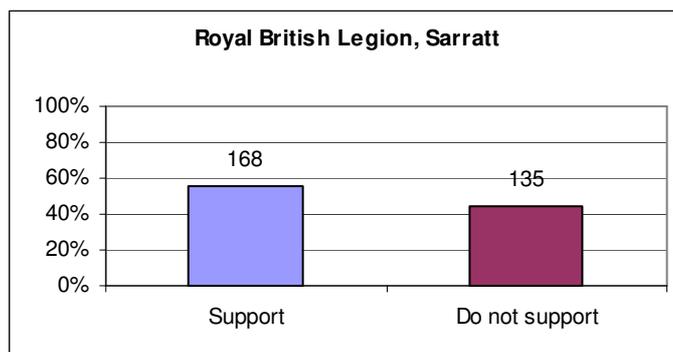
| Reference | Comment |
|-----------------------------------|---|
| 00649 | Affects part of a Wildlife Site, site will need to be considered on own merits if proposals come forward for development. |
| 00535 | Site currently cause great deal of noise pollution and risk to safety of pedestrians and children accessing school. Residents informed that severe conditions on deeds re use and height of buildings. Also understand that Thames Valley Water intend to use site as main supply depot with 24/7 working, inappropriate in residential area. |
| SCO/0040 (Three Valleys Water) | Support. |
| SCO/0023 (Environment Agency) | Could be significant opportunities to improve watercourse environment and river corridor. Would look to have a minimum 8m buffer zone to main rivers and 5m buffer zone to any lakes |
| SCO/0006 (Hertfordshire CC) | Unacceptable public transport access. |
| SCO/0006 (Hertfordshire CC) | Archaeological site impact assessment should be produced before proposals submitted to assess extent to which previous development has affected archaeological potential. |

Sustainability Appraisal

ROYAL BRITISH LEGION, SARRATT

Question

| Royal British Legion, Sarratt | | |
|-------------------------------|--------|------------|
| | Number | Percentage |
| Support | 168 | 55.4% |
| Do not support | 135 | 44.6% |
| | 303 | 100% |



Summary of Responses

Overall support for identification of site.

Detailed Comments

| Reference | Comment |
|--------------------------------|--|
| SCO/0006 (Hertfordshire CC) | Archaeological site impact assessment should be produced before proposals submitted to assess extent to which previous development has affected archaeological potential. |
| 00506 | Emphasis on accommodation which includes single persons, possibly with some element of supervision |
| NSO/0062 | Clear requirement for affordable housing in Sarratt (including sheltered and shared ownership units). The RBL site is an ideal location for such housing. It is suggested that the boundary of the proposed development site (the PDL area) should be extended at the rear and side to include the whole of the existing RBL building plus the Scout Hut (no longer in use) . This would provide additional space including amenity land such that the number of units might be increased to 12 or 13. In this location a leavening of 2 or 3 market units would compromise neither the Green Belt nor the village infrastructure. I would suggest that the DC does all it can to facilitate this much needed development. |
| 00583 | Will put too much pressure on drainage system in area, and flooding e.g. of Church Lane houses |

Sustainability Appraisal

ADDITIONAL HOUSING SITES PROPOSED

General locations suggested at Chorleywood, Moor Park, Maple Cross, West Hyde, and part of Royal Masonic School grounds.

| Reference | Comment |
|-----------|--|
| 00660 | Charnwood and Ridge House, Highview, Chorleywood |

| | |
|---|--|
| 00660 | Beulah House and Wainhill, Common Road, Chorleywood |
| 00603 | Land adjacent to 65 Toms Lane, currently manufacturing use. Allocation of land would enable a robust defence for allocation of land in sequential approach. |
| 00575 | Land at junction of Hampermill Lane and Sandy Lodge Lane. |
| 00520 | No large sites for Sarratt, Moor Park, Rickmansworth or Maple Cross. |
| 00428 | Jacketts Field, plots A and B, with detailed information provided on site use, suitability for housing; and compliance with policy. Area would be well suited to affordable housing with the extension of existing building lines. |
| 00388 | Former school building at Yorke Road, Croxley Green, with detailed information on site use, vegetation, access, topography, flood risk, public transport, planning history, planning appraisal. Site is PDL within a residential area, and is suitable, available and deliverable within 5 years of adoption. |
| 00381; 00357 | Land at East Lane, Bedmond. |
| 00365; 00534; 00365; NSI/0029; 00663; NSI/0005 | Fairways Farm and Penfold Golf Course, Garston, not included for public consultation to give opportunity for comment on merits of site as sustainable option for housing. Would not have adverse implications for further reduction of more valuable green belt. Already close to built up areas of Garston, and bound by A405 and M1. Detailed information on site context, transport, employment, health, education, shopping, leisure, flooding, power lines, with illustrative site layouts |
| 00364 | Applegarth, Pefka and Halfacre Parrots Close, Croxley Green. PDL and sustainable location. |
| 00361 | Sarratt, Chorleywood, Maple Cross and Moor Park are much less crowded than South Oxhey. |
| 00328 | Land at Hill Farm Industrial Estate, help meet housing targets with design in keeping with surroundings and energy efficiency/ renewable energy measures. |
| 00326 | Land at Maple Lodge Close; Maple Cross has a 'good' accessibility rating and PSP3 favours development at such centres. Site is available and deliverable. |
| 00272 | Land at Mansion House Farm, Abbots Langley. Land is immediately on the urban edge and all services and community facilities and neighbourhood shops are within walking distance. The site benefits from being well-screened by existing trees and hedgerows. It is therefore a sustainable location for new residential development which will have a minimal visual impact on the surrounding countryside. Council does not appear to have conducted any comparative analysis of sites for future development. Without this difficult to determine what criteria have been used in selecting the "preferred broad areas of housing growth" outside urban areas and whether other sites, such as my land, have been rejected for sound planning reasons. |
| NSO/0061 | The Roughs is immediately available for housing development. Challenge SHLAA assessment which focused on perceived constraints rather than fully considering the opportunities that the site offers, analysis appears to have failed to have properly measured in relative terms, the advantages of individual sites. Would form a good and defensible barrier for Green Belt. Does not perform any critical Green Belt functions. TPO survey concluded loss of many trees would not be significant and suggested that, should the site be developed, current visual quality could be preserved through retaining the outer trees and via the planting of improved specimens. Site is not directly adjacent to LNR and wildlife site. Site as well located as Little Furze School, near to the local centre functions of Eastbury, and 1.5km north of the town centre of Northwood and same distance to South Oxhey key centre. Accessible under PPG13 guidance. Shops, schools, leisure facilities and health facilities are already in close proximity, well located to local and wider road network with direct access via Sandy Lane to Watford and Northwood. |

| | |
|--|--|
| | Development of the Roughts could improve public access to the Green Belt. |
| NSI/0060 | Build more houses in Chorleywood. |
| NSI/0016 | Former club, Hallows Crescent, South Oxhey; |
| NSI/0016; NSI/0022 | The Jet former public house, Hayling Road, South Oxhey; |
| NSI/0016 | Land behind Ferryhills Close, South Oxhey. |
| NSI/0016 | Disused car park area at Grove Crescent, Croxley Green; |
| NSI/0016 | Land at the end of Orchard Way, Mill End (2 small pieces of land); [withdrawn] |
| NSI/0016 | Land at Highfield Way, Rickmansworth |
| NSI/0016 | Clitheroe Gardens, South Oxhey |
| NSI/0002; 00519; 00524; 00594; 00595; 00596; 00615 | Hall Farm, Berry Lane site for 16 detached dwellings with detailed information on criteria. |
| NSI/0002 | Hall Farm, Shepherds Lane site for 12 detached dwellings with detailed information on criteria. |
| CU/0182 | The Barn, Solesbridge Lane. |
| CU/0126 | Empty offices on Aerodrome Way could be converted to housing? |
| 00666 | Land south of St Josephs RC School, South Oxhey with details on constraints and accessibility. For 62 dwellings 2016-2020. |
| 00666 | Land at Scots Hill for 4 dwellings 2008-2015. |
| 00666; 00331 | Land adjoining Little Green School for 180 dwellings 2016-2020. Detailed information on constraints and accessibility. |
| 00666 | West Hyde Residential Centre for 2 dwellings. Detailed information on constraints and accessibility. |
| 00666 | Land at Waterdell for 419 dwellings 2016-2020. Detailed information on constraints and accessibility. [partly in St Albans]. |
| 00488 | South Way field, Abbots Langley |
| 00491 | Green Lane, Chorleywood |
| CU/0235 | Top of Scots Hill, plot near Chalmers Court |
| 00465 | Manor House, Abbots Langley |
| 00465 | Land near Egg Farm, Kings Langley |
| 00463 | RO 233 High Street, Rickmansworth |
| 00460; 00513 | Three Rivers House/ car park Northway |
| NSI/0107 | Oxhey Lane |
| NSI/0147 | Wards Nursery, Sarratt |
| anon | corner plot at Old Uxbridge Road and main Uxbridge Road, West Hyde |
| 00516 | Fortune Common, Park Road, Rickmansworth |
| anon | Prestwick Road, South Oxhey |
| 00533 | Troy Mills, Old Uxbridge Road, West Hyde Nursery |
| NSI/0205 | Tolpits |
| NSI/0156 | Maple Cross south of M25 roundabout |
| NSI/0156 | Springwell Lane Transport Yard |
| 00532 | Croxley Guild of Sport |
| anon | Leavesden Aerodrome end of M25 spur road |
| NSI/0080 | RO 76-82 Church Lane, Sarratt |
| CU/0035 | North east of Riverside Drive |
| NSI/0121 | Corner of Fairfield Avenue, Gosforth Lane adjacent to The Centre |
| 00604 | Empty offices in Rickmansworth |
| 00641 | The Old Laundry, Uxbridge Road |

| | |
|--------------------|---|
| NSI/0001 | Chandlers Cross Nursery |
| CU/0362 | Vacant land, north of Water Lane, Kings Langley |
| 00696 | Area off Tolpits Lane to left leaving car sales garage near old rail station |
| 00687 | RO 255-309 Uxbridge Road |
| 00668; NSI/0175 | Twychells Farm St Albans Road: Close to shops, good access as close to Toms M25, very pleasant area to live, green fields etc, no loss of pubs or playing fields, site although in Green Belt slots in between existing dwellings and caravan site. This area could also be a small shopping complex like Battlers Green. |
| NSI/0005 | Empty offices at Leavesden |
| 00720 | West of Mill End, East of J17 |
| CU/0165 | Land either side of Oxhey Golf Range, Prestwick Road |

APPENDIX 6: MONITORING INDICATORS

Question

Summary of Responses

Detailed Comments

| Reference | Comment |
|-----------|---|
| 00649 | Monitoring DC2: standard AMR indicator reflection of data held within HBRC and updated annually so should be available. Should relate to changes to sites as a result of the planning process, so may be limited with respect to the quality, or condition, of sites. Therefore National Indicator 197 could also be used where data exists as this should reflect Positive Management of Wildlife Sites, also a proxy for Condition. |

Sustainability Appraisal

APPENDIX 7: PARKING STANDARDS

Question

Summary of Responses

Detailed Comments

| Reference | Comment |
|-----------|--|
| 00725 | Inconsistent with PPG13 which states policies in development plans should set maximum levels of parking, therefore there should be no minimum standards. Proposed standards represent maximums, however adjusted according to which zone proposed development is located in, therefore general presumption to impose the lower (most restrictive) end means imposing a minimum standard. |

| | |
|---------------------------------|--|
| SCO/0019 (Chorleywood PC) | Current guidelines for off street parking insufficient, and should be addressed to ensure cars could be parked off the highway. Welcome p178 requirements, but visitor spaces at retirement dwellings should be increased. |
|---------------------------------|--|

Sustainability Appraisal

GENERAL COMMENTS

| Reference | Comment |
|-----------|---|
| 00725 | Paragraph 4.7 of PPS12 states that 'where core strategies allocate strategic sites they must include a submission proposals map'. Council has not prepared a proposals map, therefore allocation of sites for housing is unsound since not consistent with national policy. |
| 00724 | No strong sense of 'green infrastructure'; though individual elements such as landscape and biodiversity addressed, do not recognise GI benefits such as contributions to drainage and informal recreation. |
| 00620 | Support plan generally. |
| 00619 | Support Core Strategy. |
| 00538 | Procedure check all in order. |
| 00536 | Oppose unelected bodies such as EERA imposing requirements on Three Rivers. |
| 00536 | Local shopping, transport, parking and schools in Abbots Langley under severe strain. Would it be possible to operate a circular bus service from Abbots Langley to Kings Langley station? |
| 00421 | General aspirations in terms of sustainability, social concern and energy conservation are most worthy. However, in order for development to come forward there needs to be a realistic balance between the viability of a scheme and the competing demands of various community gains for funding by that scheme. Therefore the Plan should recognise the limited ability development sites may have in supporting very high aspirations of planning gain and allow for balanced priorities to be made in such circumstances. |
| 00412 | <ul style="list-style-type: none"> • Has a holistic approach to the function, role and key characteristics of place been adopted? • Has urban design evidence base and analysis informed the identification of issues and development of the options? • Does the Core Strategy reflect the Sustainable Community Strategy vision and objectives? • Has there been involvement and buy in from LSP's, internal and external stakeholders? Is the plan realistic – has a delivery and implementation plan been set out? • Does the strategy understand, analyse and integrate transport, employment, residential, environmental and other spatial themes? Are these issues communicated spatially and effectively? • Does the document maximise the use of maps, diagrams, illustrations, photographs and examples to illustrate key points and characteristics? Are available mapping, layering and analysis technologies used? • Has design been considered across all aspects of place? • How is design dealt with in the Core Strategy and has it been communicated clearly? Has a design ethos been embedded in the strategy? • What priority has been placed on design issues? Is there recognition of local design qualities? • Is the strategy robust? Will it help deliver the aspirations for the area? |

| | |
|------------------------------------|---|
| | <ul style="list-style-type: none"> • Are there hooks in the core strategy to other LDF documents (AAP's or SPD's) that deal with strategic or detailed design issues? • How will the policy be implemented? Any quality monitoring or indicators required? Does it establish standards or assessment criteria for design quality? Does this extend to both urban design and building design standards? And how this will be measured? |
| NSO/0077 | Broadly welcome proposals, and in particular note clear and strong emphasis placed on the protection of the Countryside and Green Belt. |
| NSO/0054; NSO/0029; SCO/0019 | Documents clear to read and the structure to be recommended as it has useful panels showing "what you told us" and "what the sustainability appraisal told us". |
| NSO/0054 | BW can contribute positively to improving people's physical and mental health. This is a major policy area. I am not sure where this sits in the core strategy. |
| NSO/0021 | PPS1 Supplement recommends identifying suitable areas for renewable and low carbon energy sources and supporting infrastructure where this would help secure their development. Recommend Core Strategy includes brief outline of different renewable energy generation technologies and encourage and promote all forms. |
| SCO/0018 (ALPC); NSI/0060 | Concerned that the additional 12,000 dwellings required in Dacorum likely to create an urban extension of Hemel Hempstead which could place additional burden on infrastructure of Abbots Langley parish. |
| SCO/0018 (ALPC); NSI/0060 | Concerned that County Council did not object to the inclusion of any housing sites on traffic or highways grounds, despite the likely additional congestion that could be created, and no objections raised to changes that would be required to existing narrow rural lanes to accommodate additional traffic; particularly applies in the case of the Woodside Road site. |
| CU/0299 | Support the framework overall with reservations. |
| CU/0187 | Empty properties not counting towards housing target does not make sense, especially if properties currently in poor condition. Renovating them and making them habitable adds to housing stock just as effectively as building on vacant land. |
| SCO/0020 (CGPC) | No mention of CGPC as first tier in local government re working with TRDC on delivery of policy options where concurrent with Council's own objectives. |
| SCO/0006 (Hertfordshire CC) | Useful for Core Strategy to incorporate policy 5.8: Integration with Development Plans from HCC long term strategy to robustly defend decisions on planning applications. |
| SCO/0003 (EEDA) | Plan should seek to maintain the East of England as the UK's leader in agriculture and food sector, supported by leading research centres of excellence and knowledge exchange in fields such as biofuels, non food crops and agricultural engineering; secure broadband services; successful development, management and conservation of environmental assets to deliver tourism, biodiversity and healthy living objectives. |
| SCO/0002 (EERA) | Comprehensive well presented document and the issues respond very well to regional policy. Is in general conformity with the East of England Plan. |
| SCO/0002 (EERA) | Should include a policy to address agricultural land and soil issues to be in conformity with RSS. |
| SCO/0001 (GO East) | Draw your attention to the value of undertaking a self-assessment of the soundness of DPD as you prepare and finalise submission version, and of making this available when you formally submit these documents. This has been recommended by the Planning Inspectorate as a good way for local authorities to undertake an audit of how submission DPDs meet each of the soundness criteria against which they will be tested and so aid consultees, the Inspector and the overall examination process |
| SCO/0001 (GO East) | Document contains a clear format, showing how options were chosen and rejected, and why. It also neatly shows how public consultation has been taken |

| | |
|--|---|
| | into account, and includes information on how Sustainability Appraisal has informed the process. In taking the Core Strategy forward, urge you to make sure that it is as concise and easy to understand as possible. |
|--|---|

| Reference | Comment |
|---|---|
| CU/0028 | Must be regularly checked that housing really needed, reducing immigration may mean it is not necessary |
| NSI/0148; 00460; CU/0257; CU/0187; 00604; NSI/0157; CU/0199 | Oppose East of England plans |
| 00572 | Should take into account Watford's plans for expansion |
| 00361 | Oppose measures to accommodate artificial population growth |
| NSI/0154 | Country cannot support any more housing/ population |

OTHER COMMENTS

| Reference | Comment |
|--------------------|--|
| 00663; NSI/0111 | Abbots Langley LAF not well controlled, or advertised and did not expect large turnout. |
| 00464 | Manor House Playing Field in Abbots Langley needs refurbishment |
| 00599; 00520 | Why did Orchard Avenue residents not receive questionnaire? |
| 00526 | Should have been widely distributed and publicised. |
| 00544 | Barrow cleaning is excellent |
| CU/0076 | Excess packaging should be banned |
| 00544 | More facilities should be available at Aquadrome. Picnic benches, permanent BBQs, wooden climbing/ play frame should be available, perhaps between boating lake and waterskiing lake |
| 00476 | TRDC provide an excellent environment and facilities for the retired and young families |
| 00476; 00578 | Criticism of William Penn refurbishment |
| CU/0309 | Basic English would be more easily understood |
| CU/00330 | Three Rivers is an excellent Council and feel privileged to live here |
| 00460 | What happened to proposals for Leavesden Country Park |
| 00453 | Why has South Oxhey become a dumping ground for unmarried mothers, drug addicts and immigrants |
| CU/0100 | Police in South Oxhey do a very nice job |
| CU/0075 | Please maintain weekly rubbish collections |
| CU/0281 | Difficult to find on website |
| CU/0310 | Worried that M25 widening site will be used as motorway services or travellers site |
| CU/0076 | Trees in Rickmansworth spoilt by over zealous chain sawing |
| CU/0076 | School children should be taught to care for their surroundings |
| CU/0387 | Whoever designed local refuse and recycling collections did a good job, please maintain them as now |
| 00647 | Would like to see a public toilet in Abbots Langley |
| 00655; 00674; | Did not receive a copy of consultation |

| | |
|---------------------------|---|
| 00695; 00667; 00526 | |
| CU/0194 | Pedestrianise area between Church Street and Station Road, Rickmansworth |
| 00701 | Secondary school in Croxley should be forced to take local children first |

RESPONDENTS

Statutory Consultees

| | |
|----------|--|
| SCO/0001 | Government Office For The East Of England |
| SCO/0002 | East Of England Regional Assembly |
| SCO/0003 | East Of England Development Agency |
| SCO/0008 | Dacorum Borough Council |
| SCO/0014 | Watford Borough Council |
| SCO/0017 | Hertfordshire County Council, Corporate Services |
| SCO/0018 | Abbots Langley Parish Council |
| SCO/0019 | Chorleywood Parish Council |
| SCO/0020 | Croxley Green Parish Council |
| SCO/0023 | Environment Agency |
| SCO/0026 | English Heritage |
| SCO/0028 | West Hertfordshire PCT |
| SCO/0040 | Three Valleys Water PLC |
| SCO/0042 | Thames Water Utilities Ltd |
| SCO/0057 | Natural England |
| SCO/0058 | Highways Agency |

Organisations

| | |
|----------|---|
| NSO/0021 | The British Wind Energy Association |
| NSO/0024 | National Grid |
| NSO/0025 | WM. Morrison Supermarkets PLC |
| NSO/0029 | The Theatres Trust |
| NSO/0036 | Quattro UK Ltd |
| NSO/0054 | British Waterways South East |
| NSO/0061 | R Bishop And R Rayne |
| NSO/0062 | Royal British Legion Sarratt |
| NSO/0068 | Hertfordshire Constabulary Western Area |
| NSO/0069 | Little Green Residents Association |
| NSO/0077 | CPRE Hertfordshire |
| NSO/0079 | Watford Friends Of The Earth |
| NSO/0082 | Herts And Middlesex Wildlife Trust |
| NSO/0084 | Ralph Trustees Ltd |
| NSO/0085 | National Grid Property Holdings Ltd And National Grid Gad |
| NSO/0087 | Sport England |
| 00304 | Gade Investments Ltd |
| 00321 | Merchant Taylors' School |
| 00326 | Messrs W E Black |
| 00327 | Royal Masonic School For Girls |
| 00330 | Business Link |
| 00331 | LDF Focus Group |

| | |
|---------|---|
| 00364 | Kebbell Country Homes |
| 00365 | HTA Planning |
| 00380 | The Coal Authority |
| 00388 | Leukaemia Research Fund |
| 00392 | Planning Perspectives |
| 00403 | Groundwork Thames Valley |
| 00406 | South East England Development Agency |
| 00412 | CABE |
| 00421 | Taylor Wimpey |
| 00425 | Network Housing Group |
| 00538 | Planning Inspectorate |
| 00614 | Galliard Homes Limited |
| 00637 | Merchant Taylors Company |
| 00643 | Kebbell Homes |
| 00649 | Hertfordshire Biological Records Centre |
| 00658 | Thrive Homes |
| 00659 | Tesco Stores Ltd |
| 00660 | Yeoman Homes Ltd |
| 00664 | Bridge Motors |
| 00666 | Hertfordshire County Council |
| 00681 | Land And Partners Ltd |
| 00724 | Countryside Management Service |
| 00725 | Tesco Stores Ltd |
| CU/0061 | Watford Friends Of The Earth |
| CU/0126 | Furtherfield Residents Association |
| CU/0187 | Oxhey Hall Residents Association |
| CU/0193 | Rickmansworth And District Resident's Association |

Individuals

| | |
|-------|----------------------------|
| 00272 | Mrs Jean Conway |
| 00277 | Mrs O'Connell |
| 00278 | Mr R Emson |
| 00279 | Mrs J Emson |
| 00280 | Mr Foster |
| 00285 | Mrs Valerie Haddon |
| 00316 | Mrs Jean Hardwidge |
| 00318 | Mr Colin Smith |
| 00319 | Mrs Y Smith |
| 00328 | Mr Neil Slagel |
| 00361 | Councillor Seamus Dunne |
| 00362 | Councillor Malcolm Butwick |
| 00381 | Mr Roy Beach |
| 00428 | Mr Ken Conder |
| 00430 | Mr And Mrs Freethy |
| 00439 | Mr Mark Saxon |
| 00440 | Mr CJ Skinner |
| 00441 | Ms Janice Alder |
| 00442 | Mr Carl Schofield |
| 00443 | Pratima Welch |

| | |
|-------|---------------------|
| 00444 | Mr H Grant |
| 00445 | JB Hill |
| 00446 | Mr Trevor Crossley |
| 00447 | Mr And Mrs McFadden |
| 00448 | J Pocklington |
| 00449 | P Cripps |
| 00450 | Mr David Grewcock |
| 00451 | AM Patel |
| 00452 | N Coe |
| 00453 | W Hampton |
| 00454 | Mr J Barraclough |
| 00455 | Ms Suzanne French |
| 00456 | Dr C Sims |
| 00457 | The Occupier |
| 00458 | Mrs MA Pooley |
| 00459 | A Turner |
| 00460 | Mr S Allan |
| 00461 | Mr J Ellis |
| 00462 | Mr R Shepherd |
| 00463 | Mr P McAteer |

| | |
|-------|----------------------|
| 00464 | Mr Nick Bonney |
| 00465 | Ms Laila Namdarkhan |
| 00466 | Mr Robert Blasco |
| 00467 | Mr And Mrs RMG Baker |
| 00469 | Mrs VA Moore |
| 00470 | P Lobatto |
| 00471 | Mrs Allen-Elms |
| 00472 | R Brickley |
| 00473 | P Davies |
| 00474 | Mrs S Waller |
| 00475 | Mr T Roberts |
| 00476 | PJ White |
| 00477 | J Corbishley |
| 00478 | Mrs Cotton |
| 00479 | Ms. J. Goddard |
| 00480 | H Desai |
| 00481 | Mrs J Butler |
| 00482 | Ms Julia Hussey |
| 00483 | JF Bishop |
| 00485 | Mr Graham Edgar |
| 00486 | Mrs P Simmons |
| 00487 | Mr And Mrs N Lawson |
| 00488 | W Wadl |
| 00489 | Mrs J Fulham |
| 00490 | Ms J Bernard |
| 00491 | JA Chisholm |
| 00492 | Mrs S Butwick |
| 00493 | Mr JJ McClelland |
| 00494 | Mrs J Venus |
| 00495 | Mrs J Fenton |
| 00496 | PM Hawkes |
| 00497 | Mr PK Gulston |
| 00498 | CR Godden |
| 00499 | A Wood |
| 00500 | Mr And Mrs Haynes |
| 00501 | The Occupier |
| 00502 | Mrs Helen Fine |
| 00503 | C Russell |
| 00504 | Mr C Alexander |
| 00505 | Mrs D McMillan |
| 00506 | Ms Brenda Goodwin |
| 00507 | Mr Tim Wright |
| 00508 | Mr Ken Gilbert |
| 00510 | Mr McGuigan |
| 00511 | Mr Alan Court |
| 00512 | GC Bond |
| 00513 | EJ Sainty |
| 00514 | Ms Patricia Hardy |
| 00515 | Mrs C Edwards |
| 00516 | PFV Waters |

| | |
|-------|-------------------------|
| 00517 | Mrs R Fopp |
| 00518 | Ms Jane Toon |
| 00519 | Mr J Sharp |
| 00520 | Mr Stephen Brennan |
| 00521 | Miss T Turner |
| 00522 | RJ Benn |
| 00523 | Mr Peter Foster |
| 00524 | Mr Miles Bennett |
| 00525 | MG Beattie |
| 00526 | Miss N Riley |
| 00527 | M Hill |
| 00528 | Ms Pam Hammond |
| 00529 | Mrs PA Buckoke |
| 00530 | Mr Victor Amswych |
| 00531 | Mr John Adams |
| 00532 | Mr And Mrs Denham |
| 00533 | Mr Richard Stevens |
| 00534 | Ms Michelle Varney |
| 00535 | Mrs Dorothy Burton |
| 00536 | DK Robertson |
| 00537 | Mr Paul Rycroft |
| 00540 | Mrs Azma Ahmad-Pearce |
| 00541 | Mr Colin Williams |
| 00542 | Ms Clare Tombleson |
| 00543 | Mr John Hornsby |
| 00544 | Ms Carolyn Venn |
| 00545 | Mr Ray King |
| 00546 | Mr And Mrs FC Harvell |
| 00547 | Mrs PM Wilkinson |
| 00548 | Mrs MW Reyner |
| 00549 | Mr Andrew Welch |
| 00550 | Mrs Jane McHugh |
| 00551 | Ms Lisa Michaels |
| 00552 | Mr Simon Brewster |
| 00553 | SJ Daniels |
| 00554 | M Hill |
| 00555 | Mr And Mrs Dewar |
| 00556 | Mr Keith Langley |
| 00557 | Mrs Amanda Holmes |
| 00558 | Ms Sharon Lewin |
| 00559 | D Snell And T McMichael |
| 00560 | P Leventon |
| 00561 | The Occupier |
| 00562 | Mr And Mrs Wilkin |
| 00563 | I Jones |
| 00564 | Mr Richard Saunders |
| 00565 | The Occupier |
| 00566 | Ms Anouschka Fyans |
| 00567 | D Boon |
| 00568 | Mr D Adams |

| | |
|-------|----------------------------|
| 00569 | A Tomkins |
| 00570 | G Forbes |
| 00571 | JP Coombs |
| 00572 | Mr RA Deal |
| 00573 | Mrs JM Butler |
| 00574 | Mr N Alexander |
| 00575 | Mr Peter Lennon |
| 00576 | J Anson |
| 00577 | Mr P Cull |
| 00578 | Mr David Alexander |
| 00579 | R T Preedy |
| 00580 | Mr Thomas Ivory |
| 00581 | Ms F Brookman |
| 00582 | Mr Nigel Haire |
| 00583 | Mrs Cathy Vines |
| 00584 | Mr Alan Sutherland Stevens |
| 00585 | S Harrington |
| 00586 | Mr R Paton |
| 00587 | Mrs M Tighe |
| 00588 | Ms Samantha Mackay |
| 00589 | J Hawes |
| 00590 | Mr HR Brown |
| 00591 | Mr J Arnold |
| 00592 | Mrs A Smith |
| 00593 | Mr And Mrs B Stuart |
| 00594 | N Corp |
| 00595 | NT Jones |
| 00596 | Mr Stuart Lines |
| 00597 | I And S Renowden |
| 00598 | Mr Chris Gregory |
| 00599 | Mr And Mrs Deighton |
| 00600 | Mr Robert Pyle |
| 00601 | Mr Peter Phillips |
| 00602 | Mr Jonathan Suriakumar |
| 00603 | Mr J Cornell |
| 00604 | WR And J Williams |
| 00605 | Mr RR Taylor |
| 00606 | Mrs R Brennan |
| 00607 | The Occupier |
| 00608 | Mr And Mrs Pummell |
| 00609 | Ms Katie Brown |
| 00610 | Mr Lanigan |
| 00611 | Ms Tracy Towle |
| 00612 | Chris Taylor |
| 00613 | Mr KW Tang |
| 00615 | Mr Malcolm Maclean |
| 00616 | Mrs JA Dane |
| 00617 | Mr D Blake |
| 00618 | Mrs PA Pickford |
| 00619 | Mr Ian Sanderson |

| | |
|-------|------------------------------------|
| 00620 | Mr Robert Neill |
| 00621 | Mr Peter Hall |
| 00622 | Ms Gillian Main |
| 00623 | Mr Douglas Flint |
| 00624 | Mr J Varley |
| 00625 | S Wallis |
| 00626 | Mrs C Roffe |
| 00627 | Mr Martin Hall |
| 00628 | Mr Myles Darbyshire |
| 00629 | Mr G Changela |
| 00630 | Mr N Lucey |
| 00631 | Ms Beryl Stevenson |
| 00632 | Mrs P O'Grady |
| 00633 | Ms Liz Hall |
| 00636 | Mrs Trupti Dudhia |
| 00638 | J King |
| 00639 | The Occupier |
| 00640 | Mr A Vadgama |
| 00641 | Mr Malcolm Wallis |
| 00642 | Mr And Mrs Jones |
| 00644 | Mr Roger Gotts |
| 00645 | Mrs Joan Palladino |
| 00646 | Mrs M Griffin |
| 00647 | J Luckhurst |
| 00648 | Ms Amanda Culley |
| 00650 | Mr And Mrs McCarthy |
| 00651 | Ms Helga Armstrong |
| 00652 | S Cumber |
| 00653 | Ms Elaine Dennemont |
| 00654 | S Patel |
| 00655 | Miss M Monaghan |
| 00656 | Mr And Mrs Sils |
| 00657 | Mr And Mrs Johnson |
| 00661 | Mr Jamie Rankin |
| 00662 | Mrs C Macnish |
| 00663 | Mr P Selby Bettle |
| 00665 | Mr Philip R Longuehay |
| 00667 | Mrs Denise Coombes |
| 00668 | Mr David Hedges |
| 00669 | Mr Matt Elms |
| 00670 | Ms Kay Eldridge |
| 00671 | Mr And Mrs D Haines |
| 00672 | Marle Holth And Stuart Biddlecombe |
| 00673 | Rob Atkinson |
| 00674 | M Wilson |
| 00675 | Mr R J Nice |
| 00676 | Ms Kirsty Daniels |
| 00677 | Ms Lauren Daniels |
| 00678 | Mrs P Fisher |

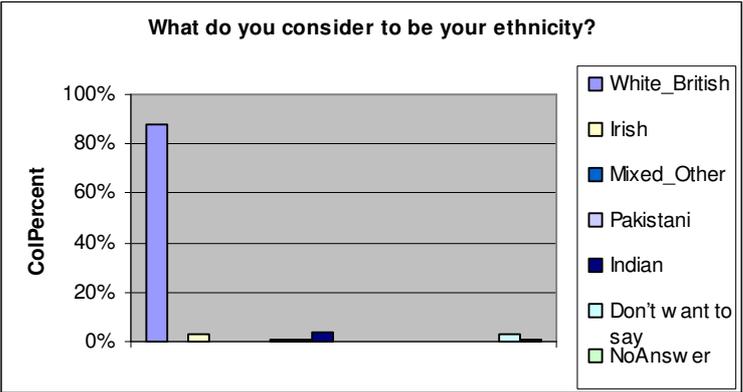
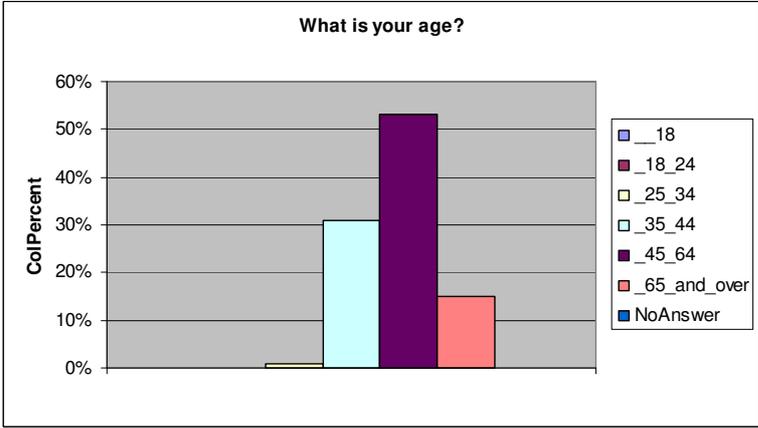
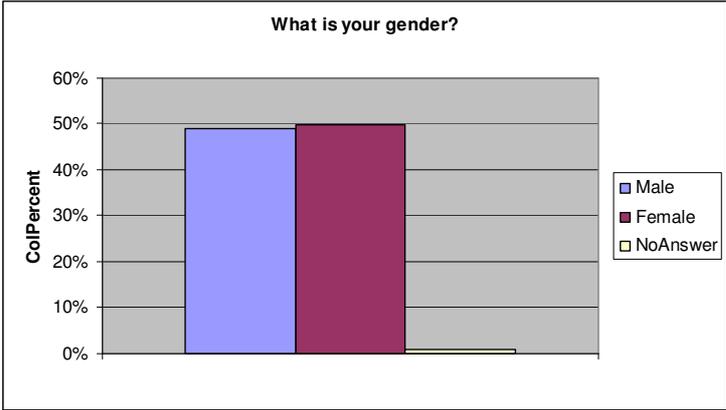
| | |
|---------|-----------------------|
| 00679 | Mrs L Bradshaw |
| 00680 | Mr Elvier Foulkes |
| 00682 | Ms Sue Gotts |
| 00683 | Mrs ER Hewitt |
| 00684 | Mrs Maureen Koller |
| 00685 | Mr A Bowyer |
| 00686 | Mrs EW Smith |
| 00687 | Mr A Case |
| 00688 | Mr J Minting |
| 00689 | Mr And Mrs Champion |
| 00690 | Mr EA Wadlow |
| 00691 | Ms Eileen Carey |
| 00692 | Mrs A Wiseman |
| 00693 | Mr F Deary |
| 00694 | Mr P Cooper |
| 00695 | Ms Joan Blow |
| 00696 | Mr B Crook |
| 00697 | Mr C Warburton |
| 00698 | Ms Maria Hunt |
| 00699 | Mrs S Herbert-Caesari |
| 00700 | Mr And Mrs P Murray |
| 00701 | Mr Barry Beasley |
| 00702 | Mrs M Pugh |
| 00703 | Ms Julia Payne |
| 00704 | Mrs Yvonne Merritt |
| 00705 | M G Harris |
| 00706 | Mr And Mrs Nest |
| 00721 | Mr Trevor Foulkes |
| 00722 | Ms Mary Watson |
| 00723 | Ms Beverley Jenkins |
| 00728 | CR Bloomer |
| 00730 | Mr Ian Willer |
| CU/0005 | Mr GL Koller |
| CU/0021 | M O'Neill |
| CU/0023 | J R Wilde |
| CU/0027 | Mrs Angela Lepper |
| CU/0028 | Mrs C R Bromell |
| CU/0035 | Mr SP Dane |
| CU/0039 | Mrs P A Smith |
| CU/0045 | Mrs F Ayers |
| CU/0051 | Mr C R Pooley |
| CU/0052 | Mr Sean Cassidy |
| CU/0054 | Mr K German |
| CU/0060 | Mr R Nicholls |
| CU/0065 | Lesley Wyatt |
| CU/0071 | Mr Philip Gibbs |
| CU/0075 | Mr R Turl |
| CU/0076 | Mr And Mrs Cobham |
| CU/0080 | Mrs B Gibbs |
| CU/0082 | P Adams |

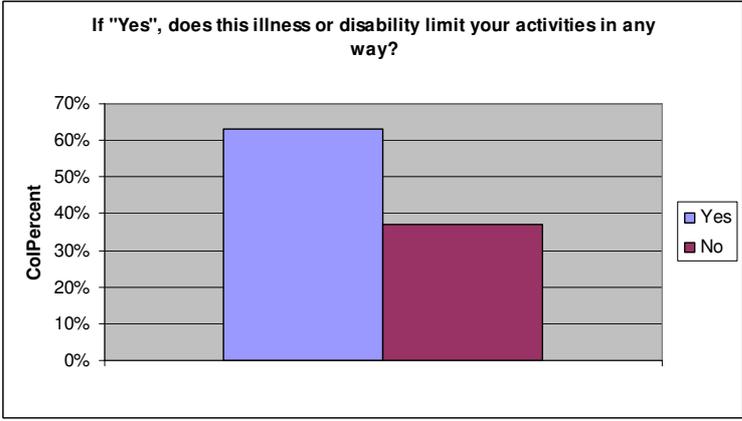
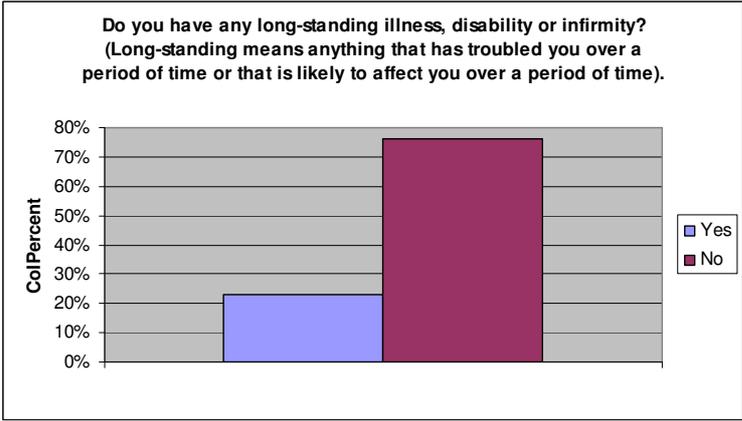
| | |
|---------|--------------------------|
| CU/0087 | Mrs G Turnbull |
| CU/0091 | Mr R Milner |
| CU/0100 | Mr E Rouse |
| CU/0102 | Mr F J Thompson |
| CU/0105 | Professor Richard Simons |
| CU/0107 | Mr Andrew Robson |
| CU/0111 | Mrs B Harden |
| CU/0113 | Mr And Mrs Goode |
| CU/0115 | Mrs J Turnbull |
| CU/0116 | Mr Steve Leven |
| CU/0118 | Mr M Thomas |
| CU/0119 | Mrs S M Kendall |
| CU/0122 | Mr Peter Harvey |
| CU/0123 | Mrs D Salathiel |
| CU/0130 | Mrs M J Pulman BSc |
| CU/0131 | A Kassouf |
| CU/0135 | Mrs S Chamberlain |
| CU/0136 | Mr Barry Austin |
| CU/0139 | Ms Stephanie Gates |
| CU/0141 | Mr V Lee |
| CU/0142 | Mr G M Galloway |
| CU/0146 | Mr A E Berry |
| CU/0147 | K Scott |
| CU/0152 | Mr And Mrs D Sare |
| CU/0157 | Mr David Baldock |
| CU/0160 | Mr Douglas Pavey |
| CU/0165 | Mrs Carol Askew |
| CU/0169 | D M Eungblut |
| CU/0172 | Mr David Evans |
| CU/0173 | Mrs M Osborn |
| CU/0182 | Mr T J Tims |
| CU/0191 | Mr Simon Bissell |
| CU/0194 | Mr H Krasner |
| CU/0199 | Mr J L Pearson |
| CU/0201 | Mr Roger Bangs |
| CU/0221 | Mr P L Mason |
| CU/0224 | Ms M A Kenworthy |
| CU/0232 | Mr J Yates |
| CU/0234 | Mrs S Judge |
| CU/0235 | Mr Bill Sylvester |
| CU/0253 | Mr R K Cooper |
| CU/0256 | Mr G M Lapworth |
| CU/0257 | Mr C C Paine |
| CU/0266 | Ms Maggie Owen |
| CU/0267 | Mr F T Bennett |
| CU/0281 | Mrs Y Stirling |
| CU/0283 | Mrs B Paskins |
| CU/0286 | Mr T D Haynes |
| CU/0288 | Mr N Longman |
| CU/0289 | Mr S Ford |

| | |
|----------|-----------------------------------|
| CU/0297 | Ishrad Khan |
| CU/0299 | Mrs Maureen Bidgway |
| CU/0301 | D Nursaw |
| CU/0302 | Mr John Anderson |
| CU/0308 | Mr Kenneth Lee |
| CU/0309 | Mr J L Roads |
| CU/0310 | R Wright |
| CU/0313 | Mr Homan |
| CU/0316 | Miss Lindsay Fell |
| CU/0319 | Mrs Audrey Warner |
| CU/0321 | Mrs A J Summers |
| CU/0324 | Mr A K Abadjian |
| CU/0325 | Mr A Wilson |
| CU/0330 | Mrs R Stokes |
| CU/0331 | Mr Michael Currey |
| CU/0332 | Mrs S Green |
| CU/0334 | Mrs J Ryan |
| CU/0336 | Miss J Carter |
| CU/0340 | Mr S B Hewitt |
| CU/0342 | Mr TA Ford |
| CU/0346 | Mrs D Burton |
| CU/0351 | Ms Julie McLay |
| CU/0356 | L J Duggett |
| CU/0362 | Mr JCW Osborn |
| CU/0363 | Mr L Cole |
| CU/0364 | Ms Caroline Younger |
| CU/0369 | Mrs S Hodge |
| CU/0371 | Mrs Alison French |
| CU/0374 | Ms Anthea Howard |
| CU/0377 | Mr And Mrs F Smith |
| CU/0380 | Mr A P Howard |
| CU/0386 | Mr Derek Yates |
| CU/0387 | Mr C Short |
| CU/0389 | Mr T Boreham |
| CU/0390 | Mrs Julie Forty |
| CU/0395 | Mrs Nicola Trotman |
| CU/0397 | Mr M Sullivan |
| NSI/0002 | Mr Colin Howard |
| NSI/0005 | Councillor Sue Bartrick |
| NSI/0016 | Councillor Matthew Bedford |
| NSI/0022 | Councillor Mary Connolly |
| NSI/0029 | Councillor Stephen Giles-Medhurst |

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|----------|--------------------------------|
| NSI/0034 | Councillor Barbara Lamb |
| NSI/0038 | Councillor Joy Mann |
| NSI/0039 | Councillor Les Mead |
| NSI/0057 | Councillor Kate Turner |
| NSI/0060 | Councillor Chris Whately-Smith |
| NSI/0072 | Mr David Zerny |
| NSI/0078 | Mrs Shina Saigal |
| NSI/0080 | Ms S Beldom |
| NSI/0094 | Ms Helen Taylor |
| NSI/0097 | Mr And Mrs Bushell |
| NSI/0099 | Ms Lynne Chilvers |
| NSI/0102 | Mr Dave Shannon |
| NSI/0103 | Mrs Gemma Canning |
| NSI/0107 | Mr And Mrs Salter |
| NSI/0111 | Mrs Selby Bettle |
| NSI/0112 | Mr David Winn |
| NSI/0121 | Mr Michael Castro |
| NSI/0141 | Mr And Mrs Ward |
| NSI/0147 | Mrs Carol Aries |
| NSI/0148 | Ms J Gardner |
| NSI/0154 | Miss S Lake |
| NSI/0156 | Sam Thomas |
| NSI/0157 | Miss P Harden |
| NSI/0158 | Mr And Mrs Gilbert |
| NSI/0166 | Mrs Sheila Holman |
| NSI/0169 | Mrs Deirdre Barker |
| NSI/0175 | Mrs R Clemas |
| NSI/0180 | Mr And Mrs Lockyer |
| NSI/0183 | Mrs G Richardson |
| NSI/0190 | Mrs JA Martin |
| NSI/0194 | Mr DJ Benton |
| NSI/0196 | J Thomas |
| NSI/0202 | Mr And Mrs Mead |
| NSI/0205 | Mrs Sarah Middleton |
| NSI/0206 | Mr Stephen Middleton |
| NSI/0211 | Miss Diana Barker |
| NSI/0212 | Mr LJ Martin |
| NSI/0224 | Mrs Thelma Holley |
| NSI/0235 | Mr Craig McLellan |
| NSI/0239 | Mr And Mrs Ausden |
| NSI/0260 | Mrs And Mr Manktelow |

Other information





Mosaic Public Sector Group Profile



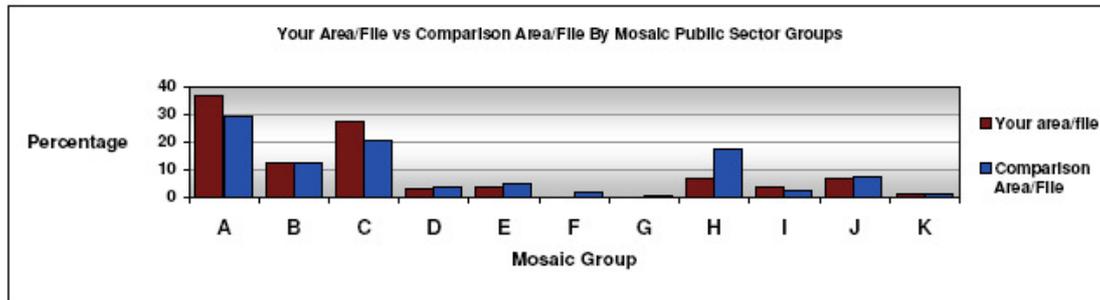
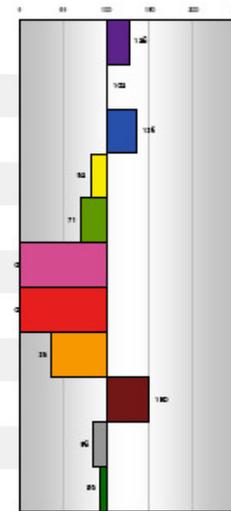
Your area or file:
Comparison area or file:

LDF Consultees against Three Rivers Date:
Local Authorities - Three Rivers (Population)

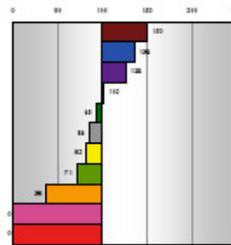
18/05/2009

Mosaic Public Sector classifies all citizens in the United Kingdom by allocating them to one of 61 Types and 11 Groups. The Groups and Types in these profiles paint a rich picture of UK citizens in terms of their socio-economic and socio-cultural behaviour.

| Mosaic Public Sector Groups | Your area/file | % | Comp. | % | Pen. % | Index |
|---|----------------|------------|---------------|------------|-------------|------------|
| A Career professionals living in sought after locations | 159 | 36.72 | 24,806 | 29.12 | 0.64 | 126 |
| B Younger families living in newer homes | 54 | 12.47 | 10,446 | 12.26 | 0.52 | 102 |
| C Older families living in suburbia | 120 | 27.71 | 17,416 | 20.45 | 0.69 | 136 |
| D Close-knit, inner city and manufacturing town communities | 12 | 2.77 | 2,873 | 3.37 | 0.42 | 82 |
| E Educated, young, single people living in areas of transient populations | 14 | 3.23 | 3,866 | 4.54 | 0.36 | 71 |
| F People living in social housing with uncertain employment in deprived areas | 0 | 0.00 | 1,665 | 1.95 | 0.00 | 0 |
| G Low income families living in estate based social housing | 0 | 0.00 | 347 | 0.41 | 0.00 | 0 |
| H Upwardly mobile families living in homes bought from social landlords | 28 | 6.47 | 14,648 | 17.20 | 0.19 | 38 |
| I Older people living in social housing with high care needs | 14 | 3.23 | 1,835 | 2.15 | 0.76 | 150 |
| J Independent older people with relatively active lifestyles | 28 | 6.47 | 6,434 | 7.55 | 0.44 | 86 |
| K People living in rural areas far from urbanisation | 4 | 0.92 | 842 | 0.99 | 0.48 | 93 |
| Total | 433 | 100 | 85,178 | 100 | 0.51 | 100 |



| Ranked Mosaic Groups | Your area/file | % | Comp. | % | Pen. % | Index |
|----------------------|----------------|------------|---------------|------------|-------------|------------|
| Group I | 14 | 3.23 | 1,835 | 2.15 | 0.76 | 150 |
| Group C | 120 | 27.71 | 17,416 | 20.45 | 0.69 | 136 |
| Group A | 159 | 36.72 | 24,806 | 29.12 | 0.64 | 126 |
| Group B | 54 | 12.47 | 10,446 | 12.26 | 0.52 | 102 |
| Group K | 4 | 0.92 | 842 | 0.99 | 0.48 | 93 |
| Group J | 28 | 6.47 | 6,434 | 7.55 | 0.44 | 86 |
| Group D | 12 | 2.77 | 2,873 | 3.37 | 0.42 | 82 |
| Group E | 14 | 3.23 | 3,866 | 4.54 | 0.36 | 71 |
| Group H | 28 | 6.47 | 14,648 | 17.20 | 0.19 | 38 |
| Group F | 0 | 0.00 | 1,665 | 1.95 | 0.00 | 0 |
| Group G | 0 | 0.00 | 347 | 0.41 | 0.00 | 0 |
| Total | 433 | 100 | 85,178 | 100 | 0.51 | 100 |



sector 1st3626

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