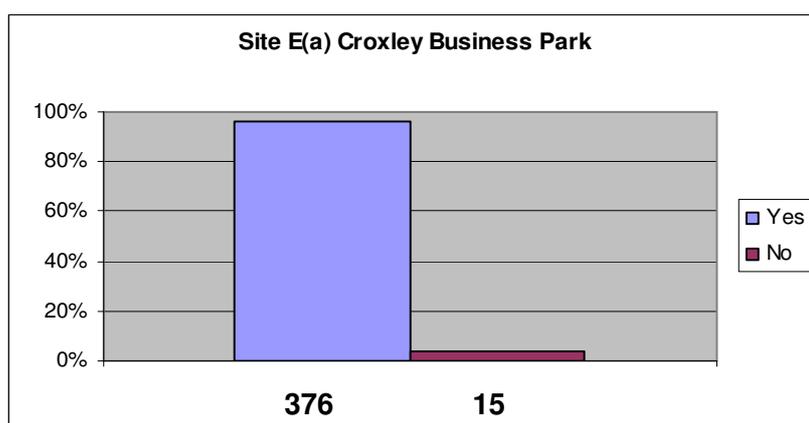


EMPLOYMENT

Site E(a) Croxley Business Park

As Croxley Business Park is a modern business park with a continued demand for floorspace, we suggested this site remains allocated as employment land. Do you agree?		
	Number	Percentage
Yes	376	96%
No	15	4%
	391	100%



Summary of Responses

There was support for Croxley Business Park to remain allocated as employment land as it is an established Business Park. There were concerns about the current amount of traffic in the area and suggestions that access to the site should be improved to alleviate the traffic.

Detailed Comments

Reference	Comment
00572	Would probably suit warehousing, or a large motor car repair establishment.
CU/0281, 1153, 3337, 3349, CU/0351, 2569, 466, 1415, NSI/0215, 3429, 3531, CU/0351, 3630,719	Is an existing Business Park and should remain as such
CU/0071, 3344, NSI/0191	Creates local employment
cu/0281	Sensible to extend here as there is already access.
CU/0061	Given the acknowledged surplus of office space, and the apparent dominance of office use in this Business Park, its entire retention as employment land seems questionable.
649	Impact on adjacent SSSI needs to be monitored
SCO/0006 (Hertfordshire)	Accessed via Hatters Lane from Ascot Road. Hatters Lane is a private road. It has a 30mph speed limit, is dual carriageway at

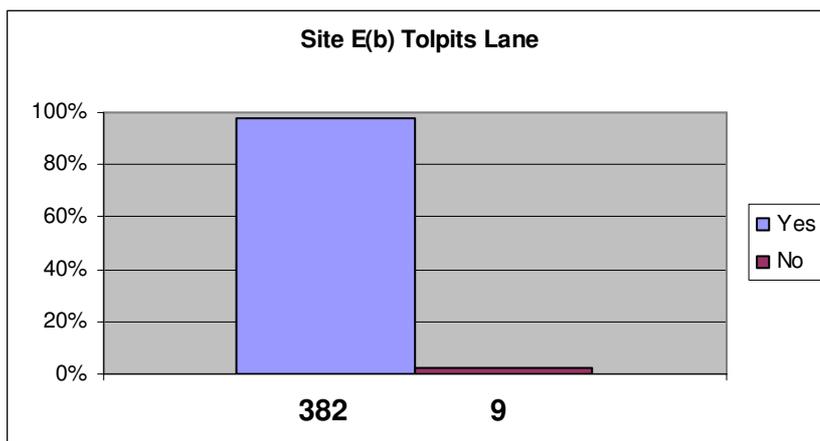
County Council Forward Planning Unit)	the eastern end, and was purpose-built to serve the business park. Ascot Road is a secondary distributor road which was upgraded to manage the business parks it serves. Croxley Green Metropolitan station is 850metres from the site. The proposed Ascot Road station on the Croxley Rail Link would be within 600metres of the site.
SCO/0023 (Environment Agency)	We support the continued use of this site for employment use. Future applications for development will require a number of assessments in accordance with National Policy and have regards to proximity of Croxley Common Moor and SSSI.
1677	As long as the business used is "Controlled"
3330, 3206, 877, 2432, 623, 3456, 1677	Improved access to this area would relieve some traffic congestion problems.
2068	If new secondary school built in Croxley it could affect travel for local employers and employees.
3491	May benefit from retail space
3600	Positive expansion can only be beneficial to the local labour market.
3634	Needs better transport links to Watford Junction. I suggest that instead of a rail service over the Croxley Line, a LRT system with a bus able to leave the track and loop round the business park would be beneficial.
CU/0232	Good quality employment uses are at a premium and their loss would create even more of a commuter belt.

Sustainability Appraisal

- **Environmental:** No alteration to the existing capacity at the site implies continuation of business as usual, but the effect of site operations on the natural features surrounding the site can be known only with further investigation, which could be neutral or negative. In the absence of this information, the effect is predicted to be uncertain.
- **Social:** As the site is in a mixed development zone, work travel is likely to be limited, provided the employment area provides opportunity for the local population. Without further information it is difficult to assess the effect of the development against the social objectives. For this reason the score is uncertain.
- **Economic:** As discussed in the social section, it is not possible to predict if all or most of the jobs at the site will involve the local population, but it will contribute to some extent to the local economy and overall improvement to the district's economy.

Site E(b) Tolpits Lane

We also propose that the Tolpits Lane employment area remains allocated for employment land as there is a continued demand for floorspace. Do you agree?		
	Number	Percentage
Yes	382	98%
No	9	2%
	391	100%



Summary of Responses

There was support to keep Tolpits Lane allocated as employment land as it provides employment opportunities in the area. There was concern raised about the condition of Tolpits Lane and improving access to the area.

Detailed Comments

Reference	Comment
1153, 1284, 3328, 278, CU/0257, 3604, 1415, CU/0090, CU/0351, CU/0232	Established employment area
CU/0061	The employment use here seems more mixed than in the Croxley Green Business Park and therefore more sustainable and in line with local employment land needs
1264, CU/0108	Modernisation of the old units/enhancement of area required.
3206, 1677, 3456, 723, 572, 2081, CU/0319	Improvement to roads and access to the area needed (Tolpits Lane/Moor Lane)
649	Impact on adjacent SSSI needs to be monitored.
SCO/0006 (Hertfordshire County Council Forward Planning Unit)	<p>Transportation North of the A4145 Moor Lane/ Tolpits Lane between the Metropolitan line and the Ebury Way. The A4145 is a main distributor road with a 60 mph speed limit west of the Dwight Road roundabout and 40mpoh to the east. The proposed Ascot Road station on the Croxley Rail Link would be within 1.5km from the site. This could be accessed by cycle by crossing the Ebury Way and using Greenhill Crescent.</p> <p>Minerals and Waste The Waste Site Allocations Issues and Preferred Options 2 document (November 2009), listed Tolpits Lane as employment land areas of search (ELAS238 . Although the County Council will be reviewing all sites for inclusion in the forthcoming pre-submission waste Site Allocations document, these sites were considered compatible with a waste</p>

	management use but have little immediate potential for redevelopment. The County Council therefore supports the intention of Three Rivers District Council to retain Tolpits Lane as employment land.
SCO/0023 (Environment Agency)	We support the continued use of this site for employment use. Future applications for development will require a number of assessments in accordance with National Policy.
NSI/0191, 877,3344, CU0071, 3492	Provides opportunities for local residents
3347	Access from Watford Business park (Greenhill Crescent) should be created to improve the potential of this site and road safety in particular from the approach from Watford
3419	Are there any plans to link Tolpits Lane and Croxley business park to relieve the pressure in the surrounding areas?
277	Not viable as residential
3600	Provided all the floor-space can be sold and used by companies (rather than remaining un-let), this can only be positive.
2079	Yes there really is a need? There appear to be a few sites still underused e.g. in office space where Wrights used to be?
NSI/0215	Accessible location and a good local resource
305	Tolpits Lane needs a footpath on one side of the road and a lit cycle path

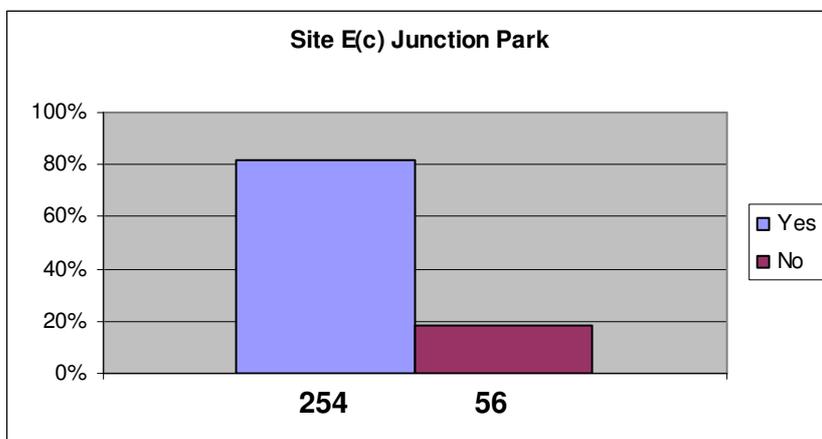
Sustainability Appraisal

- **Environmental impact:** Due to its location adjacent to a SSSI and local nature reserve, traffic and other operations may affect habitats and species, therefore a negative impact on Biodiversity objective is predicted. However against the Soil objective it scores a positive as it is brownfield land. Without close access to public transport reliance on cars is likely; and coupled with HGVs that may serve the site, this will not contribute to air quality improvements, or reductions in GHG emissions. Overall, therefore, the environmental impact is predicted to be a minor negative.
- **Social impact:** As the site is in a mixed development zone, work travel is likely to be limited, provided the employment area provides opportunity for the local population. Without further information it is difficult to assess the effect of the development against the social objectives. For this reason the score is uncertain.
- **Economic impact:** It is not possible to predict if all or most of the jobs at the site will involve the local population, but it will contribute to some extent to the local economy and overall improvement to the district's economy.

Site E(c) Junction Park

This land was allocated as employment land in the Local Plan but in 2006 the majority of the site was granted planning permission for redevelopment as a residential area, and this development is now complete.

We propose to remove the employment allocation from the residential part of the site. Do you agree?		
	Number	Percentage
Yes	254	82%
No	56	18%
	310	100%



Summary of Responses

There was support to remove the employment allocation from the residential areas of the site as the development had already taken place.

Detailed Comments

Reference	Comment
572, SCO/0018, CU/0061, 1264, 1284, 495, CU/0071, NSI/0215, CU/0389	Agree as the site is predominately residential.
SCO/0018	Consideration should be given to preparing a planning brief for Kings Langley area.
1153	Keep as is
NSO/0054	Landscaping in the retained employment area could help improve the frontage of the canal.
SCO/0006 (Hertfordshire County Council Forward Planning Unit)	Transportation Accessed from Wharf Way off Bridge Road, Hunton Bridge. Wharf Way is a private road. Bridge Road is a local distributor road with a 30mph speed limit. Kings Langley station on the west coast main line is 1.4km from the site making it accessible by bicycle.
SCO/0023 (Environment Agency)	This site is entirely located within the functional flood plain (Flood Zone 3b). We would not object to the continued use of this land as employment land, however we would object to any site allocations with new buildings in the Flood Zone 3b. This stance is supported by Paragraph D1 of PPS25.

	This site would be most appropriate for use as public open space or other water compatible uses as set out in Table D.2 of PPS25. We would not support the future allocation of this site for residential uses or for other more flood risk sensitive uses, as set out in Table D.2, given the potentially high risk of flooding to the site. It would be appropriate for the Council to consider an alternative site at lower risk of flooding for this employment allocation. Due to the site's location within a Source Protection Zone 1 for a public water supply, and its current use as a business park, redevelopment of the site may risk pollution of the underlying aquifer. We would require a Preliminary Risk Assessment be submitted as part of any planning application to re-develop the site. This is in accordance with PPS23.
3337	Should improve values of residential properties and reduce larger transport (lorries visit I believe) from the cul-de-sac
3344,3398, 3639, 1677	The allocation should have been done prior to the residential development.
3492, 1999	Provides local jobs
1860	Assuming that this will not impact on any existing businesses.
3600	Less impact for residents.
CU/0262	Where would they go? This area has always been employment land. It will just end up a large housing estate. This could provide local jobs for local people
3634	Needs better transport links at this point
3644	Presumably people move into the new residential area knowing they may get employment buildings nearby. If there is still a slight shortage in employment buildings then keep the allocation - just ensure pleasant landscaping, boundaries and architectural design that is in keeping with the area.
CU/0232	In employment terms this is now a minor site with little strategic importance
3659	Residential development will impact on the secondary school places in the area at a time when there are already not enough places for school children.
305	Why was residential planning given for employment land? Why does the council draw up these plans if it has no intention of sticking to them??

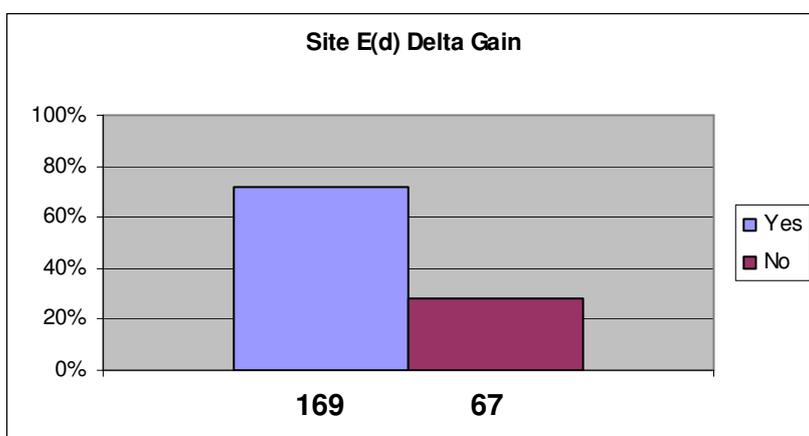
Sustainability Appraisal

- **Environmental:** As the proposals are to remove the employment land provision and continuation of a business as usual scenario will have a neutral effect on the site.
- **Social:** Removal of the employment use implies potential loss of possible mixed use development in this area, which may have contributed positively to the social objectives. Redevelopment of the majority of the site for residential has taken place already, therefore it is likely that social factors will remain neutral dependent on the existing and proposed social features around the site- the details unknown at this stage.
- **Economic** As redevelopment of the site has already taken place, removal of the allocation may not alter the local economy, thus taking business as usual in to the future. Specific information on the potential job creation and job losses with and without the employment units would be required to predict the effects. For this reason an uncertain score is allocated.

Site E(d) Delta Gain

We previously consulted on a change to the northern part of this site to housing land as part of the Core Strategy Further Preferred Options consultation where 57% of respondents were in favour of using the land for mixed use development.

Since then, planning permission has been granted for residential use at the northern part of the site, so we propose to remove the employment allocation from this part of the site. Do you agree?		
	Number	Percentage
Yes	169	72%
No	67	28%
	236	100%



Summary of Responses

There was general support for the removal of employment allocation to the northern side of the site. Some concern expressed for employment opportunities in the South Oxhey area.

Detailed Comments

Reference	Comment
478	It will take away employment from the area making it difficult for people in the area to get employment.
1764, SCO/0006 (Hertfordshire County Council Forward Planning Unit)	It is considered that the archaeological implications of development on the following sites can be mitigated by a condition/s requiring a programme of archaeological work on any planning permission the LPA is minded to grant.
SCO/0006 (Hertfordshire County Council Forward Planning	Transportation Accessed from Delta Gain and Gibbs Couch, Carpenders Park. Delta Gain is a local access road with a 30mph speed limit as is Gibbs Couch. The site is immediately adjacent to Carpenders Park railway station.

Unit)	
SCO/0023 (Environment Agency)	<p>We consider it appropriate to remove the northern part of the site from the employment allocation as planning permission has been granted for residential use here.</p> <p>The site is constrained by the presence of the culverted Herts Bourne Main River which runs through the length of the site. Any future redevelopment within this allocated site would have to make adequate provision for maintenance access to the culvert as well as ensuring its stability by avoiding any further building above or in close proximity to the culvert. This site is within Flood Zones 3a and 2. Any planning application to redevelop this site would need to pass the Sequential Test and include a Flood Risk Assessment (FRA). The FRA must show that the development is safe and will not increase flood risk and surface water runoff rates. Surface water runoff rates must be restricted to the equivalent Greenfield rate. The site would need to manage the critical 1 in 100 year plus climate change storm. We would expect a fully sustainable drainage scheme to be implemented to include features such as ponds, wetlands and green roofs.</p>
3344	It seems that in granting planning permission for the residential development you have already established a precedent.
CU/0071, CU/0389, 3639, CU/0061, 572	Agree as now residential area
3429	It would seem sensible to wait for the planning applications to reveal the best use of the land rather than declare it one definite category rather than another. This might take a year or two but may be better for local jobs
CU/0351	If the local residents are happy with the employment allocation for the site which has worked well in the past, then it makes sense for it to remain as it has easy access by train and also brings more business to the local shops
CU/0108	There needs to ,more employment opportunities in the area not less - it could result in less traffic as people have to go into Watford etc to find work
449	What would happen to this space if not used for employment? May be beneficial to business to have units here?
3634	Excellent transport links here.
3644	Keep as mixed site but ensure any further building and landscaping is in keeping with surrounding area.
3646	There is still a chance that the flats may never be built. This of course would be best. A much better use of the space would be for employment as the railway station is so close.
3658	Stop removing employment allocation for residential the more people living here the more job needed!
305	People in South Oxhey need jobs; retain obligation to provide employment related development

Sustainability Appraisal

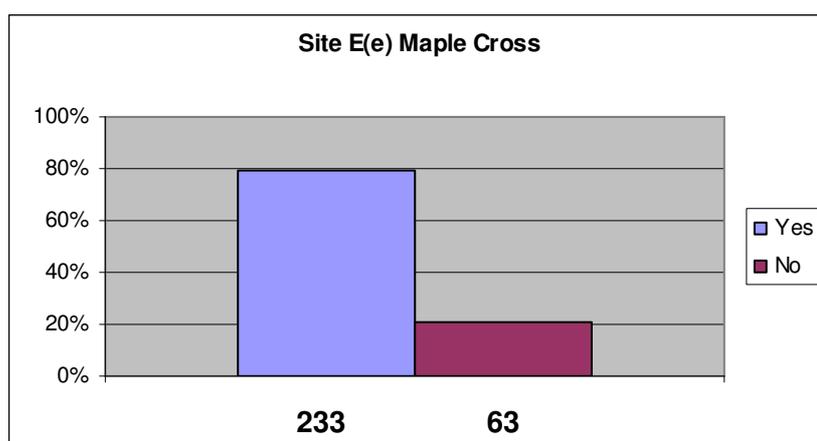
- **Environmental impact:** As the proposals are to remove the employment land provision and continuation of a business as usual scenario will have a neutral effect on the site.
- **Social impact:** Removal of the employment use implies potential loss of possible mixed use development in this area, which may have contributed positively to the social objectives. In the absence of these proposals it is likely that social progress is affected negatively or remains neutral, dependent on the existing social features around the site. Further investigation will be required to establish the social implication of this removal.
- **Economic** With a progress of the proposals a positive contribution to the local and district economy was likely. Conversely, removal of the site may not alter the local economy, thus taking business as usual in to the future. Specific information on the potential job creation and job losses with and without the employment units will be required to predict the effects. For this reason an uncertain score is allocated.

Site E(e) Maple Cross

Since the site was allocated as employment land in the Local Plan, Maple Cross House, at the south of the site, has been redeveloped for housing so we are suggesting that the employment allocation is removed from this area.

In addition, we are proposing to extend the employment area by 4ha to the east. This should meet expected demand for industrial and warehousing land. Previous public consultations on the Core Strategy carried out in 2006 and 2007 showed support for this extension.

Do you agree?		
	Number	Percentage
Yes	233	79%
No	63	21%
	296	100%



Summary of Responses

There was general support for the removal of employment allocation from the residential area and to the extension of the employment area to the east. There was concern expressed that the proposed extension to the employment area may have a negative effect on the proposed secondary school. There was also concern about the potential impact on the neighbouring Local Nature Reserve and Wildlife Site.

Detailed Comments

Reference	Comment
572	Yes, it seems a good idea. Do provide for small builders, engineers etc (? the 5/25 employees).
SCO/0057 (Natural England)	We note the proximity of the site to a County Wildlife Site and local Nature Reserve. We recommend that you further consult with the Herts and Middlesex Wildlife Trust and the Environment Agency.
1764	We consider there to be a risk that archaeological remains that are nationally important, and thereby worthy of preservation in situ, are present. Because the presence of such remains could be a reason for refusal of any planning application, it is necessary that an archaeological assessment take place before the application is submitted. The details of the scope of any archaeological assessment will be dependant upon the nature of any development proposal. We would also recommend that a rapid archaeological assessment is undertaken of all the sites listed below before being allocated for development, in order to determine if the importance and extent of archaeological remains are such that they might affect the principle of development on the site. Such assessments normally comprise desk-based studies and carefully targeted archaeological test-pitting or trial trenching and are relatively inexpensive.
2682	Protect housing development/residential area. No more offices
CU/0061	This simply regularises a fait accompli.
3195	Adequate employment area.
649	Impact on ecology at local level. Unlikely to represent a constraint, although adjacent site management should be secured if possible.
3230	Allocation of this employment land may not be positive in regard to potential secondary school site b
3191, 1284, NSI/0170, 2432, 3627	The site should be aligned/provisionally allocated to proposed school use.
SCO/0006 (Hertfordshire County Council Forward Planning Unit)	<p>Transportation</p> <p>Fronting on to the A412 Denham Way North Orbital Road and bounded to the south by Maple Lodge Close and the access road to the Thames Water treatment works to the north.</p> <p>Denham Way is a main distributor road with a 40mph speed limit. Maple Lodge Close is a single carriageway private road with a 30mph limit. The site is quite well served by buses along the A412 between Rickmansworth and Denham and beyond.</p> <p>Rights of Way</p> <p>There is a clear public want for legal access to this land. The appended map shows the desired RoW routes. In essence, people are looking for better access to the river, canal and lakes, and to get routes as we go along is ideal. Froghall Farm and Hertford place should all be linked. Again all bridleway status.</p> <p>We consider there to be a risk that archaeological remains that are nationally important, and thereby worthy of preservation in situ, are present. Because the presence of such remains could be a reason for refusal of any planning application, it is necessary that an archaeological assessment take place before the application is submitted. The details of the scope of any archaeological assessment will be dependant upon the nature of any development</p>

	<p>proposal. We would also recommend that a rapid archaeological assessment is undertaken of all the sites listed below before being allocated for development, in order to determine if the importance and extent of archaeological remains are such that they might affect the principle of development on the site. Such assessments normally comprise desk-based studies and carefully targeted archaeological test-pitting or trial trenching and are relatively inexpensive.</p>
<p>SCO/0023 (Environment Agency)</p>	<p>We do not have any concerns with regards to the removal part of the employment allocation or the retention of part of this allocation. Both of these areas are outside the floodplain.</p> <p>This site is within Flood Zone 2. Any planning application to redevelop this site would need to pass the Sequential Test and include a Flood Risk Assessment (FRA). The FRA must show that the development is safe and will not increase flood risk and surface water runoff rates. Surface water runoff rates must be restricted to the equivalent Greenfield rate. The site would need to manage the critical 1 in 100 year plus climate change storm. We would expect a fully sustainable drainage scheme to be implemented to include features such as ponds, wetlands and green roofs.</p> <p>Due to the size of the site, consideration would have to be given to the drainage of surface water from the developed site. Runoff rates would need to be restricted to the equivalent Greenfield rate and the site would need to manage the critical 1 to 100 year plus climate change storm. We would expect a fully sustainable drainage scheme to be implemented to include features such as ponds, wetlands and green roofs.</p> <p>The minimum of an eight metre underdeveloped buffer strip must be provided adjacent to the Maple Lodge Farm Ditch and a minimum five metre underdeveloped buffer strip provided to any ordinary watercourses on the site. This buffer zone is necessary to allow access to the river during a flood event and for maintenance. The buffer zone should be used to restore or enhance the existing river environment for biodiversity benefit.</p>
<p>SCO/0058 (Highways Agency)</p>	<p>Employment better located here - close to strategic highway network</p>
<p>1677, 3349</p>	<p>Extension of employment land will encroach on Green Belt land.</p>
<p>1677</p>	<p>Allocation should have been done before planning consent given for residential area.</p>
<p>NSI/0191</p>	<p>Local employment opportunities are a vital part of the area. Leave this as it is. Consider building residential properties on the land to the east, behind the existing employment area.</p>
<p>3323</p>	<p>If school is built next to industrial area the road/public transport will need massively updating</p>
<p>3349</p>	<p>Deletion makes sense to the south. But surely land to the east is liable to flood? If so then the area should not be extended.</p>
<p>811</p>	<p>No, clearly an expansion of Maple Cross into valuable, from an amenity aspect, open land.</p>
<p>3589, CU/0232, 3347, 3579</p>	<p>Additional housing highlights the need for a secondary school in the area.</p>
<p>3595</p>	<p>Providing it does not affect the school developments that may occur in this area.</p>

3600	Excellent idea - very positive to all members of the community, which should be the paramount consideration at all times.
2569	If there is support locally then it could be viable.
3634	No expansion further than road to east
466	A close proximity (although not intrusive) to residential areas can bring much needed business for the local area (i.e., coffee shops, restaurant).
662	There are plenty of empty employment areas in the area. At a time of recession there is little point creating more.
3661	As long as it doesn't destroy farmland

Sustainability Appraisal

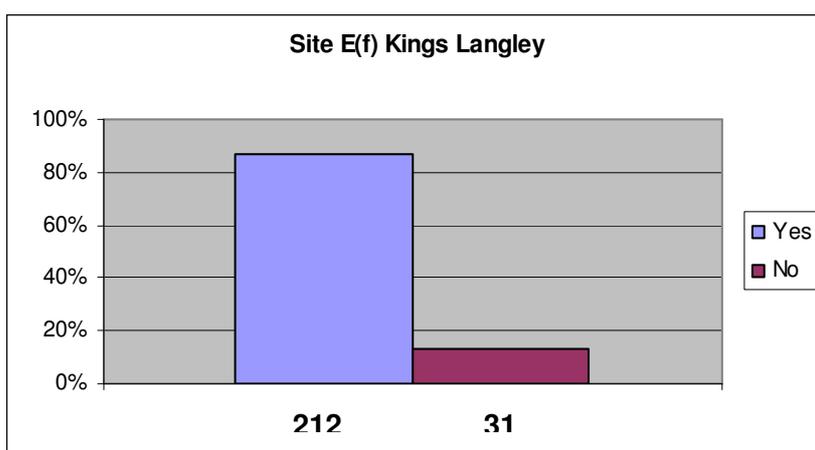
- **Environmental impacts:** The site is combined greenfield and brownfield, but as it is within the Green Belt, development is likely to have an impact on the soils, drainage as well as the biodiversity in the area, but minor impact. Access to site using public transport (bus) is possible, but the development is likely to attract cars and HGVs to the congestion hotspot, therefore neutral or minor negative impacts on the air quality and transport SA objectives are likely. For these reasons a minor negative score is allocated, which may be revised at a later stage with more information
- **Social impacts:** The site is well connected to social/community facilities and bus routes, a positive for both the local population and those commuting from outside the wards. However without further information on if the employment function will serve the local population, social effects are difficult to predict.
- **Economic impacts:** It is not possible to predict if all or most of the jobs created at the site will involve the local population, but development will contribute to the local and district economy.

Site E(f) Kings Langley

Five sites in the Kings Langley area were allocated as employment land in the Local Plan. In recent years the area has seen the re-development of the Ovaltine Site and the Abbots Factory Site into residential areas. We propose that these areas are removed from the employment designation.

We have previously consulted on changes to the Kings Langley Employment Area as part of the Core Strategy.

In 2009, over 75% of respondents were in favour of the area being used for mixed uses (employment/residential/other uses) and so we now propose to allocate these areas for mixed use. Do you agree?		
	Number	Percentage
Yes	212	87%
No	31	13%
	243	100%



Summary of Responses

There is general support for removing the employment allocation from the residential areas and to allocate the remainder as mixed-use. There was concern expressed regarding the provision of parking facilities as parking is already a problem in the area.

Detailed Comments

Reference	Comment
572	Yes, it seems a good idea. Do provide for small builders, engineers etc (? the 5/25 employees). But you have to be careful of 'mixed use' - this needs careful analysis of the type of business proposed.
SCO/0018 (Abbots Langley Parish Council)	Agree removal of employment designation from residential developments, consideration should be given to preparing a planning brief for Kings Langley area.
1764	We consider there to be some risk that archaeological remains that are nationally important, and thereby worthy of preservation in situ, may be present. However, in some parts of the sites listed below, it is likely that the archaeological potential has been reduced by previous development. It is therefore necessary that an archaeological site impact assessment should be produced before any development proposal is submitted. The objective of such an assessment is to determine the extent to which any previous development on the site has affected its archaeological potential. Such assessments normally comprise desk-based studies, augmented by geotechnical information as appropriate. Further archaeological field evaluation may be required before determination of any application (and preferably before submission of an application), if it is considered that the site still retains significant potential for archaeological remains worthy of preservation in situ.
CU/0061	This simply regularises a fait accompli
1264, 3644	Mixed use good for employment.
NSO/0054 (British Waterways)	This area is an important backcloth to the towpath and the canal itself. We would welcome new potential for mixed development which maximises the potential to improve access to the canal towpath (which changes from the west side of the canal to the east side at Bridge 158 when travelling north) and the frontage to the canal.
SCO/0006 (Hertfordshire County Council Forward Planning Unit)	<p>Transportation</p> <p>A strip of land bounded by the Grand Union to the west and Railway Terrace/ Primrose Hill/ Station Road. From the sites either side of Home Park Mill Link Road at the south end and the bridge carrying the west coast main railway line over the canal.</p> <p>Railway Terrace/ Primrose Hill/ Station Road is a local distributor road with a 30mph speed limit. The highway authority has just completed a series of measures to make the route more cycle- and pedestrian-friendly.</p> <p>Access to bus services from these sites is good, with regular bus services running along Station Rd and Primrose Hill and along the A4251. Kings Langley station is also located at the southern end of the built up area close to the M25.</p>

	<p>For the following sites we consider there to be some risk that archaeological remains that are nationally important, and thereby worthy of preservation in situ, may be present. However, in some parts of the sites listed below, it is likely that the archaeological potential has been reduced by previous development. It is therefore necessary that an archaeological site impact assessment should be produced before any development proposal is submitted. The objective of such an assessment is to determine the extent to which any previous development on the site has affected its archaeological potential. Such assessments normally comprise desk-based studies, augmented by geotechnical information as appropriate. Further archaeological field evaluation may be required before determination of any application (and preferably before submission of an application); if it is considered that the site still retains significant potential for archaeological remains worthy of preservation in situ.</p>
<p>SCO/0023 (Environment Agency)</p>	<p>Flood Zone 3b. This stance is supported by Paragraph D1 of PPS25. We would not support the allocation of land in Flood Zone 3b for any land uses that are considered incompatible with this Flood Zone as set out in Table D.3 of PPS25.</p> <p>Parts of this site lie within Flood Zones 3a and 2. If this site passes the flood risk Sequential Test. Any more vulnerable development (housing) would also need to pass the Exception Test. Part C requires that a Flood Risk Assessment be submitted with the planning application at this site.</p> <p>The Sequential approach set out in PPS25 should be applied. All development should be located outside the floodplain wherever possible, with the most vulnerable uses located in the areas at lowest risk of flooding.</p> <p>The minimum of an eight metre undeveloped buffer strip must be provided adjacent to the River Gade. There are enhancement options suggested in the Dacorum River Restoration Strategy, which can be viewed at http://www.defwatergroup.org.uk/dewg_LP_main.php.</p> <p>Due to the site's location within a Source Protection Zone 2, the historical landfill (waste deposition during the 1950s) on the East boundary and its current use as mixed employment land, redevelopment of the site may risk pollution of the underlying aquifer. We would require a Preliminary Risk Assessment be submitted as part of any planning application to re-develop the site. This is in accordance with PPS 23.</p>
<p>SCO/0008 (Dacorum Borough Council)</p>	<p>Object to designation in light of conclusions from SWH Employment Land Update 2010 which finds:</p> <p>There is not an over supply in Kings Langley industrial and warehouse market. Recommends that existing sites should be safeguarded in planning terms and that new land maybe required. Identifies sites that it considers are appropriate fro release form employment use (Langley Wharf & adjoining sites either side of railway bridge)</p> <p>States that employment space at Maple Cross would not be a direct replacement for employment space lost at Kings Langley</p> <p>Concludes that land to south of Home Park Mill Link Rd should be considered for designation as employment use.</p> <p>Designating this site for mixed use would lead to a loss of important employment land in Kings Langley</p>

SCO/0058 (Highways Agency)	Mixed use development more viable, sustainable option.
1804	Access to the canal for a wharf should be addressed when considering development proposals. There is a national shortage of places where commercial craft can be loaded appropriately, and "mixed use" might usefully address this to some extent. Such a facility, which is typically very simple, would help reduce the reliance on road transport for commercial carrying of bulky cargoes.
3454	Agree to the removal of the status for the orange section as done deal. But too sweeping change to mixed use for all the other areas. Moderation needed.
3466	The area is far too crowded already they should be no further employment allocation in the area and the rest of the area should be protected from mixed use.
1999	These sites are presumably open spaces, in a village, what ever it is used for it wont be used for leisure or landscape purposes, you will build all over it, seems unnecessary and will make a nice village to built up and busy.
550, 1677	Careful thought needs to be taken regarding car parking and access as there is already a shortage of car parking in the area.
3634	This is a site with fantastic opportunity for mixed use integrated planning in line with eco-credentials. Needs careful management & housing allocation to local workers at least 75%.
305	Allowing greater residential development and not sticking to employment allocations is increasing traffic across the county

Sustainability Appraisal

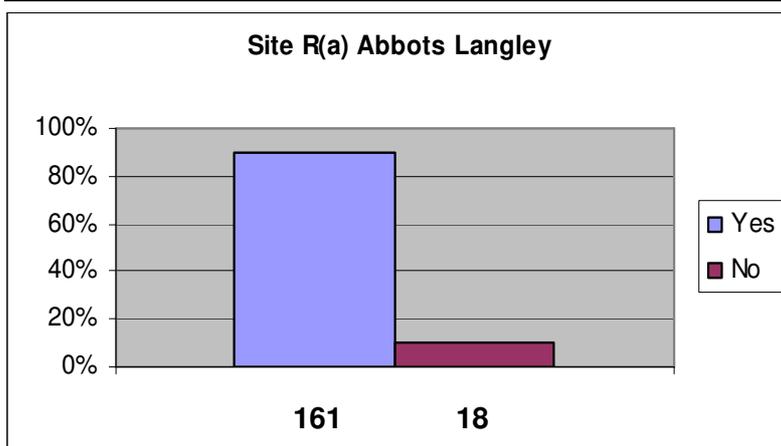
- **Environmental:**
- No significant effects on biodiversity have been envisaged. Development of this scale, in the absence of good public transport links and service will increase car dependency exacerbating air quality issues in the current AQMA area. Appropriate mitigation measures are recommended. Increased water demand will add pressure to the water resources that must be addressed.
- **Social:** Redevelopment of part of the site for residential has taken place already, therefore it is likely that social factors will remain neutral as a result of the removal of the allocation from this part of the site. Sites proposed for allocation as mixed use are likely to have a positive impact in terms of opportunities of affordable housing; however limited public transport links and education facilities limit the positive contribution. Development at the proposed scale could contribute to strengthen these areas.
- **Economic** Loss of industrial space to mixed use likely to lead to loss of jobs, but scale of development could attract inward investment to the district therefore economic impact uncertain.

RETAIL

We sought views on which parts of the shopping centres of Abbots Langley, Chorleywood, Maple Cross, Rickmansworth and South Oxhey, should be designated as Primary Frontage, Secondary Frontage and local centres.

Site R(a) Abbots Langley

Do you agree with the proposals for Abbots Langley?		
	Number	Percentage
Yes	161	90%
No	18	10%
	179	100%



Summary of Responses

There was support for the allocation of Primary and Secondary Frontages in Abbots Langley.

Detailed Comments

Reference	Comment
SCO/0018 (Abbots Langley Parish Council)	Agree with Abbots Langley Primary and Secondary Frontages.
CU/0061	Suitable for the suggested uses as long as there are effective council policies in place to ensure a varied and sustainable mix of retail units.
3454	Primary frontage enforcement seems excessive.
3506	There is more urgent need in an alternative site.
3644	Why be so restrictive? Can't cafes etc mix in more? Don't allow betting and gambling outlets in any of the parades.
728	We need to ensure that less primary frontage is used for secondary or tertiary purposes.

Sustainability Appraisal

- **Environmental factors:** The sites are existing retail units i.e., on previously developed land, and with no natural features such as water bodies (or flood zones), woodland, or landscape areas within the vicinity of the site. Therefore positive impact on soil and neutral impact on biodiversity and landscape

features. The sites are not located close to a congestion hotspot, and as no additional retail capacity is proposed, effect on air quality, climate change factors are neutral.

- **Social factors:** The proposals reconfirm continued provision of comparison and convenience shopping, thus providing access to amenities, and the shopping area is likely to provide space for a vibrant atmosphere, all contributing positively to the social objectives of community togetherness, population and health, particularly in a ward that is in bottom 10 of the Three Rivers wards for access to amenities (Three Rivers Access to Services Study 2007).
- **Economic factors:** Given the vacancy rates are low (4%) in Abbots Langley, and that there is continued demand for the retail services in this part of the district, the proposals are likely to continue to support the local economy and employment. Any future development or refurbishment should have regard to improving the urban realm in order to further attract inward investments.

Site R(b) Chorleywood

We sought views on which parts of the shopping centres of Abbots Langley, Chorleywood, Maple Cross, Rickmansworth and South Oxhey, should be designated as Primary Frontage, Secondary Frontage and local centres.

Do you agree with the proposals for Chorleywood?		
	Number	Percentage
Yes	185	84%
No	35	16%
	220	100%



Summary of Responses

There is support for the allocation of Primary and Secondary Frontages as proposed. There was a suggestion that the Newsagents opposite the Library should also be allocated.

Detailed Comments

Reference	Comment
513	Primary shopping frontages should be encouraged at the Shire Lane end of Lower Road preferably on both sides. Estate Agents, Travel Agents etc should not be in primary areas.
CU/0061	Suitable for the suggested uses as long as there are effective council policies in place to ensure a varied and sustainable mix of retail units.

495	Retains variety and life of the village
3315	Some Secondary Frontage could be made available in the Main and/or New Parade frontages
3349, 887, 3649	Should all be Primary Frontages
3377	I would like to see true local business and not big chains.
3429	When local shops compete for customers with supermarket chains, the allocation of primary and secondary frontages needs a more flexible approach or we will be left with empty shops in every secondary High Street.
3439	Don't forget the newsagent opposite the library.
3506	There is more urgent need in an alternative area.
3530	There is a risk that increasing the secondary frontages will affect residents in this area and reduce the amount of retail trade in the village.
348	The secondary frontage does not reflect current use and is not at the periphery of the shopping area. The increasing number of shutters on shops has destroyed the amenity look of this centre at night - is it not possible to require as part of local planning requirements security arrangements which do not obliterate the shop face of the unit?
3634	Area too disparate and spread out.
3634	Professional & financial services as well as restaurants already occupy the primary frontage areas.
466	Close access to train station may have a long-term impact on prospective buyers.
3644	Too restrictive - should allow cafes etc in the middle too. Do not allow gambling and betting outlets.
305	Let the market decide what works.

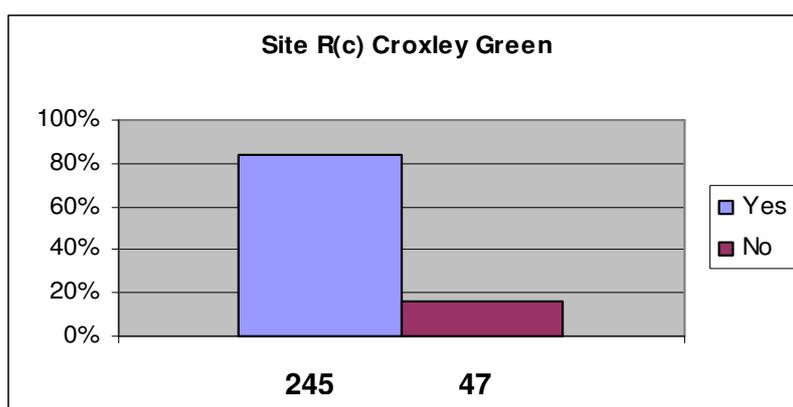
Sustainability Appraisal

- **Environmental factors:** The sites are existing retail units i.e., on previously developed land, and with no natural features such as water bodies (or flood zones), woodland, or landscape areas within the vicinity of the site. Therefore positive impact on soil, and neutral impact on biodiversity and landscape features. The sites are not located close to a congestion hotspot, and as no additional retail capacity is proposed, effects on air quality, climate change factors are neutral.
- **Social factors:** The proposals reconfirm continued provision of comparison and convenience shopping, thus providing access to amenities, and the shopping area is likely to provide space for a vibrant atmosphere, all contributing positively to the social objectives of community togetherness, population and health, particularly in a ward that is in bottom 10 of the Three Rivers wards for access to amenities (Three Rivers Access to Services Study 2007).
- **Economic factors:** Given the vacancy rates are low (5%) in Chorleywood, and that there is continued demand for the retail services in this part of the district, the proposals are likely to continue to support the local economy and employment. Proximity to the railway station (public transport) is likely to encourage more business for these units. However as there is no significant change or addition from the existing provision, the effects are considered to be only minor positive. Any future development or refurbishment should have regard to improving the urban realm in order to further attract inward investments.

Site R(c) Croxley Green

We sought views on which parts of the shopping centres of Abbots Langley, Chorleywood, Maple Cross, Rickmansworth and South Oxhey, should be designated as Primary Frontage, Secondary Frontage and local centres.

Do you agree with the proposals for Croxley Green?		
	Number	Percentage
Yes	245	84%
No	47	16%
	292	100%



Summary of Responses

There is support for the shops on the Watford Road to be allocated as a Local Shopping Centre. There were comments received stating that New Road was the main shopping area in Croxley Green.

Detailed Comments

Reference	Comment
NSI/0170	These units should be protected as Primary/Secondary frontages
1217	Why have you not included the row of shops in Watford Road opposite the Red House pub?
1153	We need to keep shops in Croxley Green to encourage shoppers to shop locally.
CU/0061	Suitable for the suggested uses as long as there are effective council policies in place to ensure a varied and sustainable mix of retail units.
2771	We already have plenty of local shops that are already in competition with the larger chains. We don't need anymore.
2569	Good potential. Parking availability? Environmental suitability?
1277, NSI/0233, 2079, NSI/0176, 3634, 1415	These shops are key to the local community and need to be protected
1235,1627, 1264, 1677, 3012,	The centre of retail is New Road, better parking facilities and a better range of shops, library and doctors etc

3531, 277, 278, 2070, 1424, 1336, CU/0115, 269, NSI/0204, 3532	
3377	I would like to see independent shops.
3454	Strange to suggest local shopping centre as these parades currently feature a Post Offices, hairdressers and dry cleaners. Although I'm for diversity and a good mix, will this classification potentially reduce the quality of shops in this area?
3568	Road infrastructure and congestion would be a major issue causing the area to become gridlocked; surrounding areas have sufficient retail outlets.
3583, 3001, 3377	Object to chain stores in the area
2569	If it doesn't harm local business.
449	Would the smaller block be necessary? too much competition and could become disused - then becomes unsightly
3644	Allow cafes and restaurants as well. Don't allow gambling and betting outlets.
3658	Watford is close enough, leave it as is

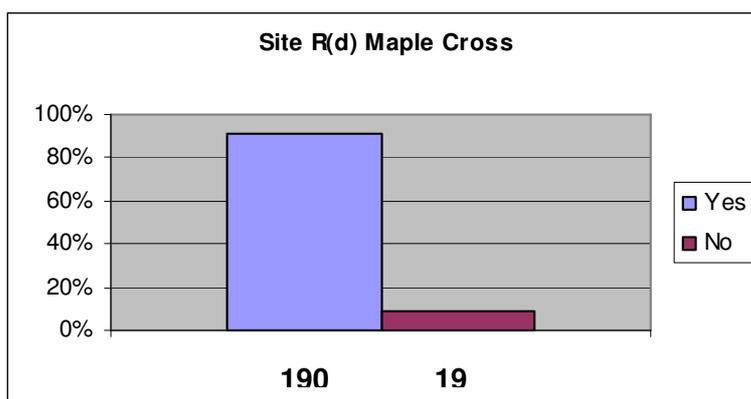
Sustainability Appraisal

- **Environmental factors:** The sites are existing retail units i.e., on previously developed land, and with no natural features such as water bodies (or flood zones), woodland, or landscape areas within the vicinity of the site. Therefore positive impact on soil, and neutral impact on biodiversity and landscape features. The sites are about 0.5km from a congestion hotspot, however due to the nature of the proposals i.e., local shopping centres and that no additional retail capacity is proposed, significant effects on air quality, climate change factors are less likely.
- **Social factors:** The proposals reconfirm continued provision of local shopping requirements, thus providing access to amenities. Since the function of these centres will be very limited in terms of generating any significant vibrant interaction in the community, and with no new sets of units having been proposed, the effect is considered to be neutral.
- **Economic factors:** Given the vacancy rates are low (4%) in Croxley Green, and that there is continued demand for local retail services in this part of the district, the proposals are likely to continue to support the local economy and employment. Proximity to the railway station (public transport) is likely to encourage more business for these units. Any future development or refurbishment should have regard to improving the urban realm in order to further attract inward investments.

Site R(d) Maple Cross

We sought views on which parts of the shopping centres of Abbots Langley, Chorleywood, Maple Cross, Rickmansworth and South Oxhey, should be designated as Primary Frontage, Secondary Frontage and local centres.

Do you agree with the proposals for Maple Cross?		
	Number	Percentage
Yes	190	91%
No	19	9%
	209	100%



Summary of Responses

There was support for the allocation of the shops as Primary Frontages. Concern expressed that the area is poorly served by shops.

Detailed Comments

Reference	Comment
2682	Don't allow expansion
CU/0061	Suitable for the suggested uses as long as there are effective council policies in place to ensure a varied and sustainable mix of retail units.
495	It looks essential
3323, CU/0281	Increase shopping area in Maple Cross. If school and industrial sites opposite go ahead there would be the possibility of more footfalls in shops. At the moment Maple Cross population is elderly or young transport less families need more local shops.
3001	But not for more supermarkets
3429	When local shops compete for customers with supermarket chains, the allocation of primary and secondary frontages needs a more flexible approach or we will be left with empty in every secondary High Street. For this reason I would not slavishly follow Primary or Secondary schemes.
3644	Allow more mixed but not betting and gambling outlets.
3658	Uxbridge close enough
CU/0204	Tudor Parade, Mill End should be ADDED as a Secondary Frontage because it contains a sub-post office.

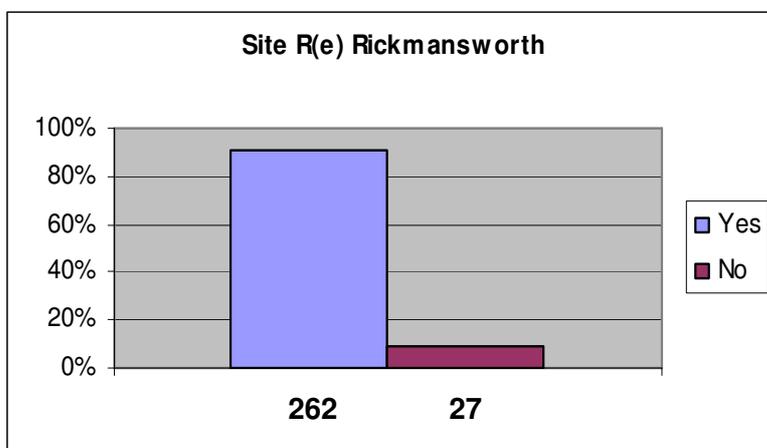
Sustainability Appraisal

- **Environmental factors:** The proposals reconfirm continuation of existing provision. Since no noticeable environmental features are located in the site vicinity, and that it is not within a congestion hotspot, the proposal is unlikely to alter business as usual; therefore effects on environmental features are neutral.
- **Social factors:** The proposals reconfirm continued provision of existing retail provision. As the proposal is not of a large scale no significant alteration to the business as usual under social objectives is envisaged.
- **Economic factors:** Given there is no vacancy rate at Maple Cross, and that there is continued demand for local retail services in this part of the district, the proposals are likely to continue to support the local economy and employment.

Site R(e) Rickmansworth

We sought views on which parts of the shopping centres of Abbots Langley, Chorleywood, Maple Cross, Rickmansworth and South Oxhey, should be designated as Primary Frontage, Secondary Frontage and local centres.

Do you agree with the proposals for Rickmansworth?		
	Number	Percentage
Yes	262	91%
No	27	9%
	289	100%



Summary of Responses

There was support for the proposed allocation of Primary and Secondary Frontages.

Detailed Comments

Reference	Comment
513, 3191	Station Road should be Primary Frontage.
513	There are too many estate agents, travel agents etc in Primary areas. Their advertisement boards placed on the pavements are a clear hazard to pedestrians.
cu/0281	Rickmansworth is more of a Secondary Frontage due to the number of cafes and estate agents.
2682, 2737	Keep it as it is protects local small businesses

1153	Encourage locals to shop locally
CU/0061	Suitable for the suggested uses as long as there are effective council policies in place to ensure a varied and sustainable mix of retail units.
SCO/0023 (Environment Agency)	<p>If there were to be large scale redevelopment, we would expect flood risk to be reduced wherever possible through improvements to the surface water drainage system. This would involve the reduction of runoff rates to the equivalent Greenfield rate and the implementation of Sustainable Drainage Systems such as green roofs, swales and ponds wherever possible.</p> <p>Any future redevelopment of the primary and secondary frontages located on North Way/Church Street would require a Flood Risk Assessment and Sequential Test as they are within Flood Zones 2 and 3.</p> <p>Redevelopment adjacent to the Town Ditch should seek to reduce flood risk. This could be achieved by reducing overall development footprint in the floodplain and providing mitigation measures such as raised floor levels to protect developments from flooding.</p> <p>If the site were to be re-developed we would require the minimum of an eight metre undeveloped buffer zone adjacent to the Town ditch. This buffer zone is necessary to allow access to the river during a flood event and for maintenance. The buffer zone should be used to restore or enhance the existing river environment for biodiversity benefit.</p>
3001	No more supermarkets
3377	I would like independent retailers.
3429	When local shops compete for customers with supermarket chains, the allocation of primary and secondary frontages needs a more flexible approach in every market or we will be left with empty shops in every secondary High Street
3482	Local shopping sites are needed provided they are economically viable
3490	Rickmansworth needs to buy into the 21st century. By shops at 5.30 it turns into a ghost town, thus missing all the home coming commuters. You should allow late opening. You should also restrict the amount of hair dressers and charity shops and get some unique country style shops to open. Sunday trading hours should also be extended.
2569	If it doesn't harm local business.
449	As long as all units are viable
789, 3639	Professional & financial services as well as restaurants already occupy the primary frontage areas. What will happen to those if re-designated? Far too much is designated as primary.
3644	Allow more of a mix, but not gambling or betting outlets
3657	Seems to be some secondary frontages missing on the east side of Church Street. I would like to see a farmers market operating in one of the central Rickmansworth car parks, do these need to be marked for retail.
3658	Watford close enough
CU/0028	The variety of shops should be extended- at present there are too many of the same sort.

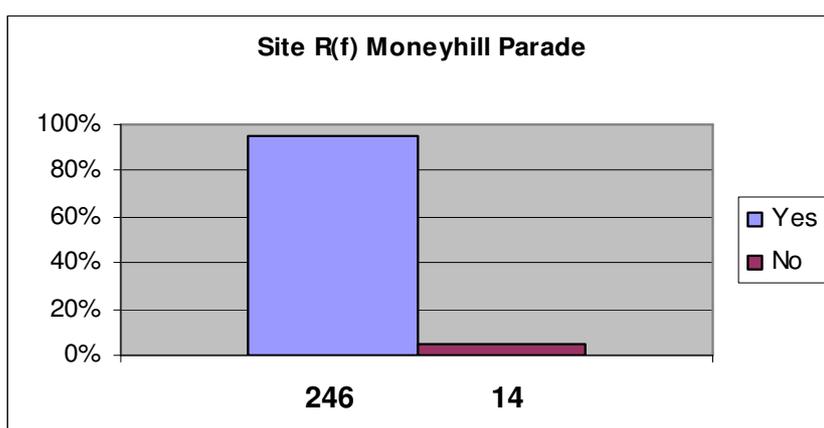
Sustainability Appraisal

- **Environmental factors:** The sites are existing retail units i.e., on previously developed land, but close to local nature reserves, and are within a flood zone and a conservation area (cultural heritage). Although positive effects on the soil objective are predicted, the impact on cultural heritage and biodiversity is unknown.
- The sites are close to a congestion hotspot and car parks and the proposals are likely to maintain or exacerbate the congestion levels, therefore deteriorating air quality and increasing GHG emissions. However close proximity to the railway station is acknowledged which is likely to support in reducing the congestion with appropriate traffic measures. For the reasons above, the effect on environmental features is minor negative.
- **Social factors:** The proposals reconfirm continued provision of convenience shopping, thus providing access to amenities, and the shopping area is likely to provide space for a vibrant atmosphere, all contributing positively to the social objectives of community togetherness, population and health, particularly in a ward that is in bottom 10 of the Three Rivers wards for access to amenities (Three Rivers Access to Services Study 2007).
- **Economic factors:** Given the vacancy rates are low (5%) in Rickmansworth, and that there is continued demand for the retail services in this part of the district, the proposals are likely to continue to support the local economy and employment. Proximity to the railway station (public transport) is likely to encourage more business for these units. Any future development or refurbishment should have regard to improving the urban realm in order to further attract inward investments.
- Further stages for Site R(e) should look at options to reduce congestion near the site, or at least ensure that the proposed development does not add to the existing congestion. Options such as parking restrictions, or improved public transport and suitable context specific ideas should be explored.

Site R(f) Moneyhill Parade

We sought views on which parts of the shopping centres of Abbots Langley, Chorleywood, Maple Cross, Rickmansworth and South Oxhey, should be designated as Primary Frontage, Secondary Frontage and local centres.

Do you agree with the proposals for Moneyhill Parade?		
	Number	Percentage
Yes	246	95%
No	14	5%
	260	100%



Summary of Responses

There was support Moneyhill Parade to be allocated as a Local Shopping Centre. Concern expressed about a lack of parking facilities and traffic congestion. Request for the Post Office to be reinstated.

Detailed Comments

Reference	Comment
CU/0256	An extra shop has been built at 16 where you show PC
513	Why not primary?
1153	Keep trade local.
CU/0061	Suitable for the suggested uses as long as there are effective council policies in place to ensure a varied and sustainable mix of retail units.
2737	We prefer it to remain as it is.
3191	The parade on the West side and the northern most section on the east side should be considered for classification as secondary. If not certainly local.
CU/0071, 3506, 3507	Severe parking problems
3001	No more supermarkets
CU/0336, 3628	Reinstate the Post Office
3454	These parades are a bit of an odd mix currently. Great if you want to trawl through 4 chemists! But not sure what can be done about it.
3498	This parade is not aesthetically pleasing and lowers the impression of the area as a whole. The quality retailer is generally ok so development to enhance the area looks is required.
466	Already existing shopping space.
3644	Allow more mixed but not betting or gambling outlets
3653	All should be done to keep it a local shopping centre and not take-aways.

Sustainability Appraisal

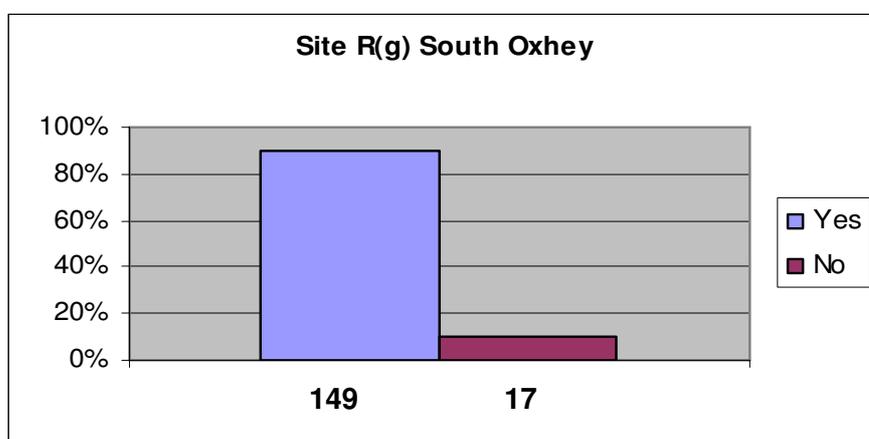
- **Environmental factors:** The sites are existing retail units i.e., on previously developed land, and with the exception of the River Colne which could be used to an advantage for retail use (e.g., restaurants/ pubs) have no other natural features such as woodland, or landscape areas within the vicinity of the site. The development is unlikely to have any positive or negative effect on environmental features. For this reason the score allocated is neutral.
- **Social factors:** The proposals reconfirm continued provision of local shopping requirements, thus providing access to amenities. Since the function of these centres will be very limited to generate any significant vibrant interaction in the community, and that no new set of units have been proposed, the effect is considered to be neutral.
- **Economic factors:** The proposals are likely to continue to support the local economy and employment. Site is well served by bus routes, which is likely to encourage business for these units. Any future development or refurbishment should have regard to improving the urban realm in order to further attract inward investments. Due to the proximity to the river frontage, a strong potential exists for increased local centre uses (such as restaurants).

- Site R(f) – Moneyhill Parade has good access to water frontage, if this is accessible from the proposed retail units, subject to viability at the location these sites may be put forward for secondary frontage to maximise the benefit to the local economy

Site R(g) South Oxhey

We sought views on which parts of the shopping centres of Abbots Langley, Chorleywood, Maple Cross, Rickmansworth and South Oxhey, should be designated as Primary Frontage, Secondary Frontage and local centres.

Do you agree with the proposals for South Oxhey?		
	Number	Percentage
Yes	149	90%
No	17	10%
	166	100%



Summary of Responses

There was support for the allocation of Primary and Secondary Frontages for South Oxhey.

Detailed Comments

Reference	Comment
572	Better sign-posting to the car park would be helpful.
CU/0061	Suitable for the suggested uses as long as there are effective council policies in place to ensure a varied and sustainable mix of retail units.
3001	providing it does not damage existing local shops
3371, 572	Units fronting Prestwick Road should be primary frontage
3371	Bridlington Road could be secondary.
3429	When local shops compete for customers with supermarket chains, the allocation of primary and secondary frontages needs a more flexible approach or we will be left with darkened empty shops in every secondary High Street. For this reason I would not slavishly follow Primary or Secondary schemes.
449	As long as viable
3634	Should be all primary.
3644	Allow more mixed, but not gambling and betting outlets

2079	certainly with the primary recommendations
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Sustainability Appraisal

- **Environmental factors:** The sites are existing retail units i.e., on previously developed land, and with no natural features such as woodlands, or landscape areas in the immediate vicinity of the site. However the River Colne flows to the south of the site. No significant congestion hotspot is found near the site, but the site is close to the railway station, that will contribute positively to promote a sustainable transport. . As the proposals reconfirm existing provision and do not propose to make any alterations to capacity, the score allocated against environmental features is neutral.
- **Social factors:** The proposals reconfirm continued provision of local shopping requirements, thus providing access to amenities. Since the function of these centres will be very limited to generate any significant vibrant interaction in the community, and that no new set of units have been proposed, the effect is considered to be neutral.
- **Economic factors:** The proposals are likely to continue to support the local economy and employment. Site is well served by a railway station and bus routes which are likely to encourage business for these units

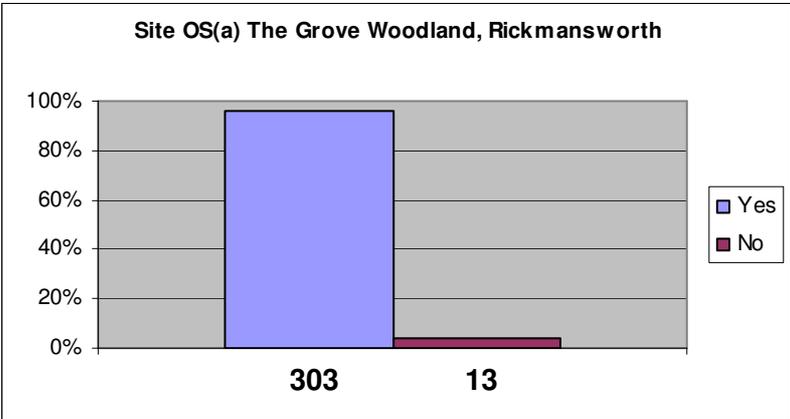
OPEN SPACES

The existing Local Plan identifies 61 publicly accessible open spaces across the District (including woodlands owned by the Council) and it is our intention to continue to protect these areas by taking them forward in the Site Allocations DPD. The consultation paper sought your views on suggested changes to some of these open spaces and asked you to consider two additional sites.

Site OS(a): The Grove Woodland (Plaitford Close/The Byeway), Rickmansworth

We are proposing to extend the existing open space (woodland) to include land adjacent to 5 The Byeway, following the acquisition of land by the Council.

Do you agree with the proposals The Grove Woodland?		
	Number	Percentage
Yes	303	96%
No	13	4%
	316	100%



Summary of Responses

There is support for the allocation of the land as Publicly Accessible Open Space.

Detailed Comments

Reference	Comment
CU/0061	This extension will open up the site and give a greater wildlife benefit to the area if managed as one unit.
1235	Any woodland extension is to be desired
649	This affects an ecology site within the database. It was all woodland in 2000 and further protection of this site through public acquisition would be beneficial.
SCO/0006 (Hertfordshire County Council Forward Planning Unit)	Rights of Way This is already used as access. The local want is an official link between a-d as in the map. Presently, the golf course regularly blocks off the route at C leading to local conflict.
919	Keep 'The Paddock' at Highfield way instead which is already open space.
3568, 2569	The area must have its green belt protected.
348, 919	This site would seem to be appropriate for a continuation of the housing unless it has some special scientific or other reason for not being developed
3644, 719, 467, NSI/0215, 495, 1153, CU/0351	Support for protected open space for the local residents/public to use

Sustainability Appraisal

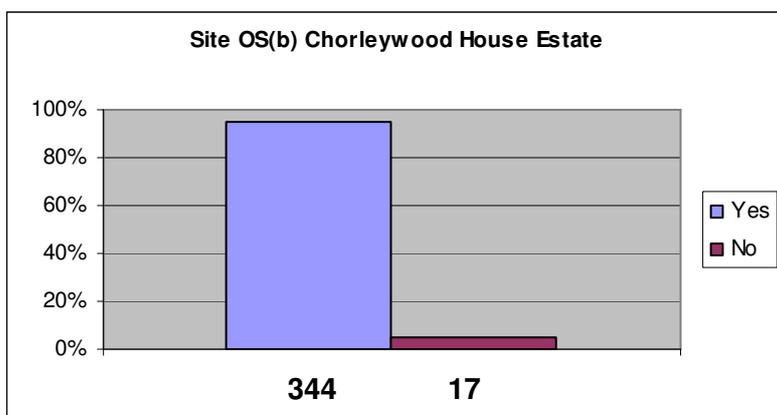
- **Environmental:** Given the site is in close proximity to LNR and other parks, an extension of the greenspace is likely support any habitat in the area. However dependent on how the extra space is added and how it will be used in the future, there may be a disturbance to existing habitats. Without detailed information on the existing species, and expansion plans, it is difficult to predict biodiversity implications. Other environmental features, such as soil, water, air quality are likely to be unaltered with the proposal.
- **Social:** Open space likely to serve immediate neighbourhood, and is likely to continue to contribute to health benefits. As the space is an add-on to the existing greenspace, and the site is surrounded by greenspaces, no significant change is perceived, however a positive social benefit is likely.
- **Economic:** No perceived impact

Site OS(b): Chorleywood House Estate

Chorleywood House Estate spreads over 68 hectares of formal parkland and important grassland, open meadows and mature woodland leading down to the banks of the River Chess. In 2007 it was designated as a Local Nature Reserve. We proposed to also allocate the land as publicly accessible open space.

Do you agree with the proposal to allocate the land as publicly accessible open space?		
	Number	Percentage
Yes	344	95%

No	17	5%
	361	100%



Summary of Responses

Support for the allocation of the Chorleywood House Estate grounds as Publicly Accessible Open Space. However, the consultation has identified areas of the Estate that may not be suitable for allocation either because the land has been leased by the Council for different uses or the land is not in the Council's ownership. Further investigation will need to be carried out.

Detailed Comments

Reference	Comment
572	It's a big area it might be costly to maintain.
811	Expansion of the Football Pitches should not be allowed.
3645	Now is the time to consider again the expansion of the football playing fields. They are only used at the weekend and I think it is a good idea to encourage local sport particularly now that the funding for sport partnership in school is being pulled
1682, 3532,	The open space as shown on the map includes land currently used by Chorleywood Common Football Club and the boundary should be adjusted to exclude this from the open space. Disappointed to see the POS area was drawn partly over Chorleywood Common Youth Football Club ground as leased from the Council. No objection to the remaining area becoming POS, although the land was deemed to be of 'special interest' by yourselves so the football club were refused permission to have a football pitch there.
1153, 495, 3315 , 3323, 3490, 431, 1804, 3439, 3470, 811, CU/0257, CU/0351, 2569, NSI/0204, 2079, 430	Support the allocation of the site for publicly accessible open space as it is a valuable and well used area.
CU/0061	Enhanced public access will be beneficial to the long term maintenance of this site as open space

2852,	The football pitches north of the existing PAOS, measuring approx 150 x 200m, should be shown as New Public Open Space. These have always been available to the public and must continue to be so available. This also applies to the small area known as "the compound" where the Drill Hall, Chapel and Youth Club are situated. Surely the Fisheries and CWH Garden are not PAOS, although the area just to the east of the Fisheries, readded by the new bridge, certainly is. The Cemetery is also anomalous.
649	This area is ecologically valuable and is recognised as such by its LNR designation. We see no reason why this should not be allocated as POS as long as this did not create a significant amount of increased disturbance which may impact on management flexibility, particularly livestock grazing.
SCO/0006 (Hertfordshire County Council Forward Planning Unit)	Rights of Way (see Appended Response) All we would ask is that the connections to the present rights of way be maintained. We are slowly upgrading here to allow off road wheelchair access.
SCO/0023 (Environment Agency)	Parts of this site lie within the floodplain. We support the use of this site as public open space as this use is compatible with a site that is at risk of flooding. It may be possible to restore or enhance the existing river environment for biodiversity benefit. Such enhancement measures and management plans should be explored if this site is identified as a preferred option for the Council. A minimum eight metre undeveloped buffer zone must be provided adjacent to the River chess.
3122, 806	We basically support the Estate's designation as publicly accessible open space, with the exception of the areas mentioned in our covering letter and shown on attached map.(See hard copy of letter and map giving details of land to be excluded/included and the reasons
3568	The area must have its green belt protected.
3657	Part of this area is the Chorleywood scout camp site. By all means allow more access to the area, but please keep do not give the general public access to the camp site. As it would no longer be possible to camp there. There is a public foot path running alongside the scout camp site, which hopefully gives general public enough access.

Sustainability Appraisal

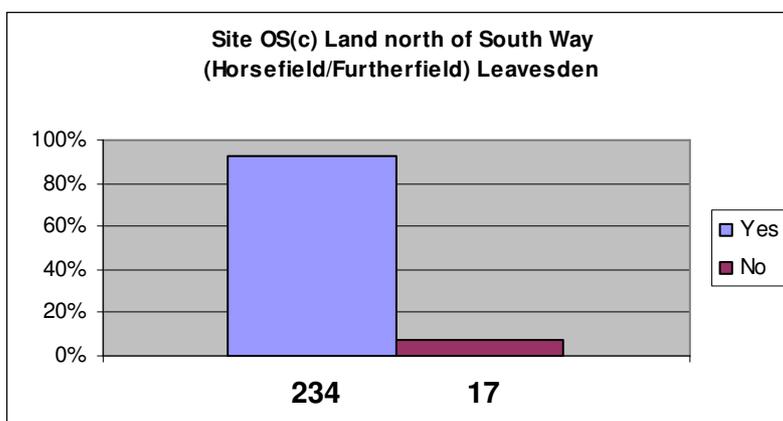
- **Environmental:** Designating site as publicly accessible may interfere with existing habitats. As long as the exercise is carried out in a way that will not lead to fragmentation of habitats and diversity, a positive impact is likely. However without information on the level of biodiversity, and public access plans, the effect on biodiversity objectives are unknown. Nevertheless, positive effects likely under soil, water and climate change factors/ adaptation objectives.
- **Social:** Increased access to greenspaces will have positive effect on health, however it is to note that the site suffers from severance from major roads to the east and the south and further south from a railway line, therefore the population catchment that will benefit is likely to be limited therefore neutral impact.

- **Economic:** No impact likely

Site OS(c): Land north of South Way (Horsefield/Furtherfield), Leavesden

The land known locally as Horsefield and Furtherfield is situated north of South Way, Abbots Langley. Furtherfield is owned by Three Rivers District Council and Horsefield will be transferred into the Council's ownership in the next few years as part of the Warner Bros. Studios development adjoining. We intend to allocate both as publicly accessible open space with a view to extending the Leavesden Country Park. Do you agree?

We intend to allocate both as publicly accessible open space with a view to extending the Leavesden Country Park. Do you agree?		
	Number	Percentage
Yes	234	93%
No	17	7%
	251	100%



Summary of Responses

Support for the allocation of the land known as Horsefield and Furtherfield to be allocated as Publicly Accessible Open Space.

Detailed Comments

Reference	Comment
3568, CU/0257, 2569, 719, 431	Protection of the Green Belt and a good place for open space.
SCO/0018 (Abbots Langley Parish Council)	Land north of South Way (The Horsefield and Furtherfield) - agree allocations as publicly accessible open space.
2682	Could site be large enough for a smallish local school
2659	Ideal area for further residential development.
CU/0061	Enhanced public access will be beneficial to the long term

	maintenance of this site as open space
649	We do not see any major ecological constraints associated with allocating this area as POS. It affects an ecology site (Furtherfield) within the database and there may be slow worm interest. Management of the site should help to enable the site to accommodate extra disturbance without impacting too much on any local wildlife interest.
SCO/0023 (Environment Agency)	Due to the site's location within an outer source protection zone, and Furtherfield's historic use as a landfill, redevelopment of the site may risk pollution of the underlying aquifer. We would require a Preliminary Risk Assessment be submitted as part of any planning application to redevelop the site. This is in accordance with PPS23.
572	Yes it's a fine piece of land if we can get Horsefield cheaply. Maintenance is a big factor nowadays and the cost of this may outweigh its attractiveness. Can facilities be put up easily?

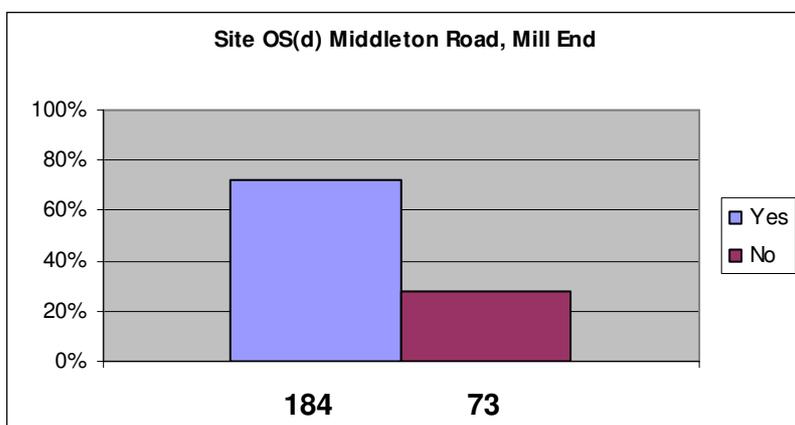
Sustainability Appraisal

- **Environmental:** Without detailed information on the level of biodiversity at the site, and public access plans, the effect on biodiversity objectives are unknown. Nevertheless, positive effects likely under soil, water and climate change factors/adaptation objectives.
- **Social:** Increased access to greenspaces will have positive effects on health, and likely to provide recreational benefit to both residential as well as employment users (at Leavesden aerodrome site).
- **Economic:** No impact likely

Site OS(d): Middleton Road, Mill End

Over the years, the Council has granted licences to several of the properties on Middleton Road, to use a maximum of 3.65m of open space to the rear of the properties as extended gardens.

We intend to remove the designation of public open space from the 3.65m strip of land as it is no longer used as public open space. Do you agree?		
	Number	Percentage
Yes	184	72%
No	73	28%
	257	100%



Summary of Responses

There is support to remove the allocation of Publicly Accessible Open Space from the 3.65m strip of land to the rear of properties on Middleton Road. Comments received objecting to the sale of open space for the use as garden land.

Detailed Comments

Reference	Comment
572, 3337	The owners must bear the cost of maintaining fences etc
2173, 467, CU/0061	It makes sense to do this as no longer open space
2682, 1677, 3377, 3658, 305, 1235, 919	Restore this land to its prior use as open space.
1264, 3644	Open space should not be sold or leased for garden uses.
3429, 348	Land should be available to buy at market rate from the Authority
SCO/0006	Rights of Way We do not believe that removal of any public access is appropriate. Market value of land etc is obviously something that you will take into account. Land should be returned to public space as and when licence runs out. Ideally, there should be a link that allows access out onto Middleton Road as shown in the map. This would allow 360 access to the site, where presently people are restricted to the route of open space access.
3001	as long as it is kept as garden use only and not a road
3454	Well of course if that's what has happened but don't allow the area granted to be further extended.
449	as long as this property can not be sold on as more housing and remains gardens - otherwise should be reverted back to open space

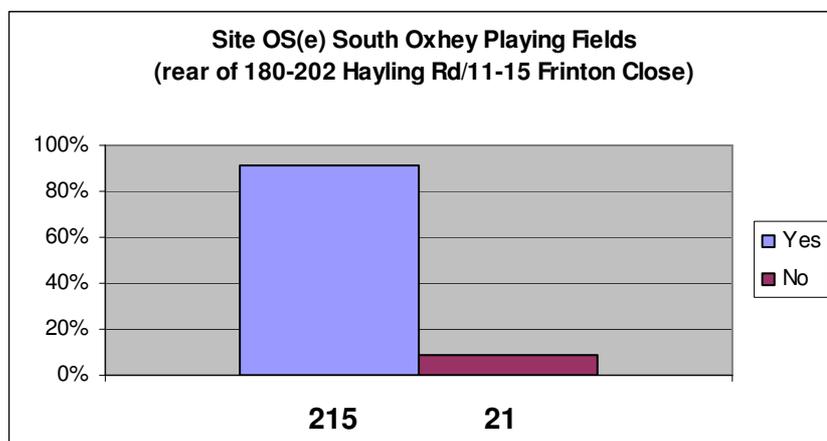
Sustainability Appraisal

- **Environmental:** The proposals are unlikely to have any significant impact on the environmental features
- **Social:** No significant impact likely localised impact on the houses that have used the 3.65m open space likely; however these residents will have access to the public open space therefore no effect predicted.
- **Economic:** No known impact

Site OS(e): South Oxhey Playing Fields (rear of 180-202 Hayling Road and 11-15 Frinton Close), South Oxhey.

We propose to protect two wooded areas adjacent to the existing South Oxhey Playing Fields from being used unlawfully as garden land.

We propose to designate the land as publicly accessible open space. Do you agree?		
	Number	Percentage
Yes	215	91%
No	21	9%
	236	100%



Summary of Responses

There was support for protecting the wooded areas from being used as garden land by allocating them as Publicly Accessible Open Space.

Detailed Comments

Reference	Comment
478	We cannot keep allowing these spaces to be taken over by housing. Children in accommodation without gardens need places to run and play safely.
572	It might be an idea to offer the plots to the occupiers of the housing concerned - for a keen price it may get rid of a piece of ground awkward to maintain by the look of it.
CU/0061	Enhanced public access will be beneficial to the long term maintenance of this site as open space
649	If this helps to protect the local woodland habitats along the southern edge of the playing fields.
3328	It's not really worth it you might as well build houses on it
3001	If it is being used as allotments why should it not stay that way?
3429	No unless it is possible to sell the land to the local neighbouring residents. Then allocate the rest as publicly accessible.
1999	I don't understand what garden land means, but if you mean people have put a gate at the bottom of their garden to gain quicker access to the woods and playing fields then I think this is both petty and a waste of public money worrying about changing it.
3646	possible allotments
3651	Provided the trees are protected.

Sustainability Appraisal

- **Environmental:** The site adjoins wildlife sites, but due to its current land use is unlikely to affect habitats to a major extent. Likewise no major impacts are perceived for soil, air quality, and water or climate change objectives.
- **Social:** Extension of the playing fields is likely to benefit local residents, act as a facilitation space for community interaction, and to perform health exercise.
- **Economic:** No perceived impact

Suggested Open Spaces

We also asked you to suggest other parts of the District that could be suitable as publicly accessible open space. We received a few suggestions across the District, which we will assess the suitability of over the next few months.

Reference	Comment
1264	You have not shown the recently granted 'village green' status of the Buddleia Walk. This must be firmly established in Three Rivers Council records.
1284	Land in the Bury Lane area of Chorleywood/Shepherds way
NSI/0191, 3417, NSI/0197	The field behind Little Green School that used to form part of the old Durrants school grounds
NSI/0035	The methane field next to Bluebell drive in Bedmond.
CU/0201	Pheasants wood, Berry Lane.
1804	Croxley Common Moor is not designated as "publicly accessible open space", although its status is not challenged. I suggest that it should be designated, if only to ensure that the tally of open space is accurate. I believe that some of the Long Valley Wood and adjoining spaces are also not designated - if so, they could usefully be for the same reason.
3358, 919, 3632	The Padlock, Highfield Way, Rickmansworth
431	There is some land in Three Rivers to the east and to the west of the River Chess, south from the Bucks County border down at least to Rickmansworth. Difficult-to-challenge fencing-in of the public path to the east of the river near the Bucks border (south from Chenies) has prevented river bank access and furthermore allowed excess vegetation to grow beside the river so as to block the view of it. Pockets or strips of access along the river in any part of the District would be really appreciated. The current strips N of the playing fields by the bottom of Scott's Hill and below Chorleywood House are cases in point where they provide high amenity value. Even if not achievable straight away, future development (s106) or other opportunities can be taken if the wish is part of District policy.
811	Given the incredible amenity and conservation value of Chorleywood Common, it would be forward-thinking if farmland was acquired and similarly designated as common land to preserve our rural surroundings and the greenbelt. Prime areas at risk include the farmland around Heronsgate between Chalfont Road and the M25 and the block enclosed by Long Lane, Stag Lane, Berry Lane and the M25 and would make great new commons.

268, 269, 3565	Woodland adjacent to Long Valley Woods, Croxley Green formerly owned by IMC, but now owned by Howarth Homes. When the housing estate is built this greenbelt land will be retained as woodland. It would make an excellent addition to the publicly accessible network of woods, grassland and moorland in this area.
3604, 3620	The land behind Arnett Hills School should remain a public ground for people to use and the pathway be properly and regularly maintained by the council
449	land at back of hazlebury ave in Abbots Langley - looking to build more houses when already enough development in the area
NSI/0204, 3531, 277	Croxley Green the following should be included: the Green, Stones Orchard, the recreation grounds at Baldwins Lane and Barton Way, Croxley Common Moor, the Buddleia walk, Long valley woods and Croxley Hall woods, Whippendell woods, the Woodland Trust woods (Harrocks, Merlins and Dell woods)
3661	Maple Cross has a large strip of green behind the woods
305	Land to the north of Baldwins Lane, east of Lodge End.

Cemetery Provision

Three Rivers District Council is responsible for the cemetery provision and maintenance within the District.

It is anticipated that there will be a need for a new cemetery in the District by 2014 should the number of traditional burials remain constant at approximately 100 per year. The anticipated increase in population over the plan period is likely to increase this demand, although not significantly.

We asked to suggest suitable sites of between 1-2 hectares for a cemetery to meet future needs. Although very few site specific suggestions were put forward, we did receive a few suggestions from residents as to which area of the District a cemetery should be located. These will be considered over the next few months.

Reference	Comment
478	We could do with a cemetery here, if we want to use Little Oxhey Lane/ Oxhey Lane cemetery, Brent Council charge a disgusting amount to use it for a burial and that was a child's burial.
572	As my family is beginning to seriously 'inhabit' the Brent Council's Oxhey Lane burial site I would suggest discussion with Brent Council to go into partnership giving people from South Oxhey/Carpenders Park the ability to purchase plots at a reasonable price (Brent does up the price a bit for non-Brent customers - I think) and perhaps offer to share the expenses of maintenance (assuming acceptable).
513	There should be no further land provided for burials. It contaminates and makes it sterile for centuries - land is scarce. Cremation should be the only action.
cu/0281	This is a sensitive issue. My suggestion is: 1) The land between Home Way and the M25. 2) The land immediately beyond the M25 (J17) to the right of Long Lane.
2209	do not consider burials to be a proper use of land
CU/0146	Suggest acquiring land adjacent to existing, if possible.
2659	Area in Langleybury Lane. Quiet location. Easy vehicular access.
363	Could we use some of the Land at Tolpits Lane which is now

	industrial?
1192, 2081	perhaps the HCC owned land (old Durrants Playing Field) could be used as a green cemetery
1813	Land opposite shops on the lower part of Baldwins Lane adjacent to the Metropolitan Railway and Rousebarn Lane.
3527	Lower part of Baldwins Lane, Croxley Green. The field opposite the shops.
3584	Burials are, ultimately, unsustainable, and cremation is surely much more environmentally friendly and should be encouraged. Perhaps via tax breaks?
348	extend the existing site at Chorleywood house - it has no impact on local residents and the loss of open space land would be minimal in terms of the overall site
449	though I agree some land should be kept for 'traditional burial' surely we should be moving to an era of cremation and this should be encouraged more.
CU/0090	Either of the sites where some people are trying to rezone as residential, namely near agricultural land - cemetery residents would not further overburden the infrastructure!
466	West Hide, Maple Cross (close to existing burial sites) and easy access.
3645	Cemeteries are a waste of valuable land, people should cremate and scatter the ashes on the compost heap, that's where I will be going when my time comes.
cu/0028	Suggestion that more are cremated and then their ashes scattered in open space and garden areas with a small plaque giving name, birth and death dates plus possibly the place of birth and death.