

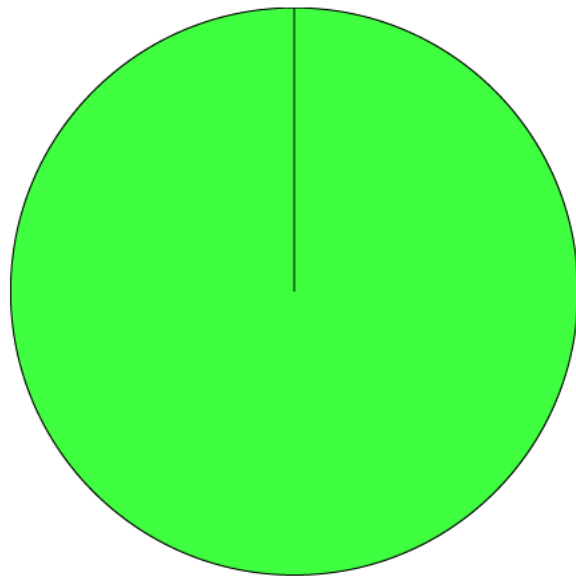
Appendix 6
Question 47 &
Question 48

Report Settings Summary

| | |
|-----------------------|---|
| Event | Local Plan Issues & Options November 2017 |
| Total Responses | 22,707 |
| Total Respondents | 2,376 |
| Filtered Responses | 137 |
| Filtered Respondents | 132 |
| Questions | <i>Has the consultation been easy to participate in ?</i> |
| Filter | <i>(none)</i> |
| Consultation Point(s) | ID-4764281-QUESTION-47 |
| Pivot | <i>(none)</i> |
| Document Name | Question 47 - Summary Report |
| Created on | 2019-04-23 11:12:08 |
| Created by | Strategic Planning Admin |

Responses

Question responses: 137 (100.00%)



| | % Total | % Answer | Count |
|--------------|----------------|----------------|------------|
| Responses | 100.00% | 100.00% | 137 |
| No Response | 0.00% | -- | 0 |
| Total | 100.00% | 100.00% | 137 |

Issues and Options All Responses to Question 47

| | |
|--|---|
| Number | Question 47 |
| ID | LPIO7140 |
| Full Name | Mrs Barbara Bedford |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>General comment on presentation of this consultation.</p> <p>The question and comment form presented by the Council on line is extraordinarily difficult to navigate and follow. It might have been designed to prevent many people participating. It is hard to see how anyone will be able to retrieve useful and effective data from such nuanced replies.</p> <p>I am also invited to respond by email or letter. I have little faith in such responses being analysed and included with the on-line responses but do not wish to have at least made my views known.</p> <p>Summary.</p> <p>This has been extremely time consuming for me and many others to read, absorb, and comment on. In all my contribution has taken about 20 hours. I hope this shows how important this is to local people.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO7184 |
| Full Name | Mrs Moira Graham |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>I have just lost over an hour of my life trying to read and work out how to manage the information and enter comments on this site. Every time I have tried to look something up on this site I end up in a spiral of links that seem to return to the start and inevitably never give the information I need. It is also written in a language that is not understandable to the common person.</p> |
| Include files | |
| Number | Question 47 |

| | |
|--|--|
| ID | LPIO7187 |
| Full Name | Mrs Fiona Walsh |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I would have replied directly onto the website but the document is not very customer friendly. |
| Include files | |
| Number | Question 47 |
| ID | LPIO7201 |
| Full Name | Mrs Emma Ball |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I tried without success to lodge this via the consultation website but there was no clear way in which to do so, it may be my (Apple) device but I understand that this route (email) is an acceptable means of expressing my opinion. |
| Include files | |
| Number | Question 47 |
| ID | LPIO7208 |
| Full Name | Anna Penning-Rowell |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I'm sorry I do not have time to read the whole document and fill in the questionnaire. |
| Include files | |
| Number | Question 47 |
| ID | LPIO7284 |
| Full Name | Mr Ray Mathews |
| Company / Organisation | |

| | |
|--|---|
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I have tried to respond via the website but find it clumsy to use and irritatingly full of Management speak buzzwords and almost meaningless jargon. I assume that management consultants have benefitted hugely from this exercise. |
| Include files | |
| Number | Question 47 |
| ID | LPIO7442 |
| Full Name | Stella Fenner |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I am emailing a response to your consultation questionnaire because I find the questionnaire virtually impenetrable, and wonder if this was done purposefully to deter people from completing it. |
| Include files | |
| Number | Question 47 |
| ID | LPIO7491 |
| Full Name | Mr Michael Gillen |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I hope it is OK to send my comments by email instead of completing the on-line form - it's easier for me this way. In fact, I am inclined to point out that, being faced with a document of 60+ pages is probably off-putting for many people and will thereby minimise the number of respondents |
| Include files | |
| Number | Question 47 |
| ID | LPIO7532 |
| Full Name | Anthony Bellamy |

| | |
|--|--|
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I am writing to comment on the DBC Planning Consultation and am doing this by email because I find your webpage far too complex and difficult to understand. I trust that this does not mean that my comments will be ignored. |
| Include files | |
| Number | Question 47 |
| ID | LPIO7536 |
| Full Name | mr Joe O'Gorman |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I don't claim to be a professional letter writer and you have made it so difficult to object via your website, so I will list my reasons and concerns below . |
| Include files | |
| Number | Question 47 |
| ID | LPIO7591 |
| Full Name | Alexander Meikle |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I have tried to use your portal, but it is not easy to use - extremely cumbersome in fact, so I gave up. I wonder if this is part of your strategy to put people off from making comment? I sincerely hope my comments will be read and recorded - and please also record the fact that your website is not user friendly in the slightest! |
| Include files | |
| Number | Question 47 |

| | |
|--|---|
| ID | LPIO7602 |
| Full Name | Mr David Spencer |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Could you also make commenting on line more easier - I am writing by email as I could not find a way to leave comments on line - the help guide did not help! |
| Include files | |
| Number | Question 47 |
| ID | LPIO7660 |
| Full Name | mrs Marilyn Whyman |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I did attempt to submit my comments on your formal website document but it is totally user unfriendly...is this deliberate??? |
| Include files | |
| Number | Question 47 |
| ID | LPIO7732 |
| Full Name | Mr Nick Head |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I would like to express my concern about this proposal within the draft plan. The current use section says the golf course will be retained. This appears to be making people think there will be no development on the Shendish Manor part of the land. It has even managed to fool Cllr Alan Anderson who has issued a document to help people to comment on the proposals. Here he states 'the golf course is excluded from the bid.'. Because of this people may be fooled into not commenting. |

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|--|---|
| | <p>As such I think this proposal should be withdrawn and resubmitted to be clearer, and to be included within Kings Langley</p> <p>Shendish is Kings Langley Parish. It has been for hundreds of years, well before the current Hemel Hempstead was even considered.</p> <p>To be clear this is not my objection to the plan</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO7736 |
| Full Name | Mr Bruce Nixon |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>First, I have to say that I am now very cynical about DBC consultations. In my experience, consultation meetings are far from being properly conducted in a democratic manner. So far DBC has ignored the views of many Berkhamsted people and just done what they wanted. This particularly applies to the Leader. People who have attended DBC meetings in Hemel tell me that contributions by people who take the trouble to attend are very restricted and proper discussion does not take place. Also the behaviour of councillors with a few exceptions is deplorable. It appears many are ill-informed about environmental priorities. Furthermore, DBC simply do not understand that Berkhamsted is different. The biggest example in my mind is the Monster Car Park that will increase congestion and most importantly air pollution which is a major health issue. It is estimated that about 50,000 premature deaths in the UK and are to be linked to pollution and great harm is done to children's lungs.</p> <p>I shall not attempt to answer all the questions. The document is very long and questions are extremely numerous and burdensome. I believe this is a deterrent for many people. Many of my friends are very busy at this time and will not have time to respond.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO7787 |
| Full Name | Andrea Bartlett |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |

| | |
|--|---|
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | As a non-specialist, I have found it difficult to fit my answers into the online structure, although I have attempted it! |
| Include files | |
| Number | Question 47 |
| ID | LPIO7798 |
| Full Name | Nigel Jeffs |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>please accept this as a personal response to the Dacorum Local Plan 2017 Consultation process.</p> <p>As a Kings Langley resident for over 25 years my comments below are primarily focused on impacts to the Kings Langley area.</p> <p>I realise that your planning process has very defined boundaries and objectives but none the less I feel it is important for you to appreciate the frustrations that many of us feel concerning the wider 'end to end' planning process - from Government Policy generally, Government Requirements placed on each of the Districts, the District Strategic plan and finally the District Development Control process. At each stage the various 'owners' conveniently put the blame for the final outcome on the others yet it is we in the community that end up having to live with those final outcomes.</p> <p>Examples include:</p> <ul style="list-style-type: none"> • Excessively dense residential developments generally • Absurd approach to the parking provisions in new developments (e.g. Nash Mill development and impact on Red Lion lane) • Disconnect between planning decisions and infrastructure/service provisions <p>Lack of vision for nurturing communities and enhancing community cohesions (e.g. recent development for E&M's care home in the centre of Kings Langley high street)</p> <p>In addition we the community also have to put up with decisions made by neighbouring District Authorities over which we have no influence and are given no credit for in future planning allocations.</p> <p>Examples include:</p> <p style="padding-left: 40px;">Developments in Kings Langley that the core Kings Langley community have no influence on as they are in areas that for some unknown reason are allocated the Three Rivers District.</p> <p>e.g.</p> |

| | |
|--|---|
| | <ul style="list-style-type: none"> • The Ovaltine Development (a significant development relatively) • Offices recently built for the Imagination company (which actually are very good) • West Herts College facility (that ignored the lack of parking provisions and the impact on neighbouring streets) • Conversion of office space in Home Park Link Road into residential (in isolation fine but in the wider context totally absurd) <p>From comments in your various documents these anomalies seem likely to continue with parts of Hemel Hempstead possibly being developed as part of the St Albans district councils Plan which presumably Dacorum gets no credit for !</p> <p>As far as this current Consultation is concerned being asked to comment on a number of seemingly unjust schemes is not exactly my view of democracy working for the people. In terms of your process, I appreciate the thoroughness of the documentation published, however I do feel that for the population at large it is inappropriately complicated to enable a fair assessment and comment. I therefore hope that in your assessment of the various responses you don't ignore comments on technicalities or simply because they don't use the correct terminology.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO7812 |
| Full Name | Lisa Edwards |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I have opted to respond to this consultation via email as the on-line form was very difficult to understand and I have neither the time nor the inclination to complete such a complicated form. |
| Include files | |
| Number | Question 47 |
| ID | LPIO7909 |
| Full Name | MS JANE LAVENDER |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |

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|--|--|
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I have tried to navigate the website but have resorted to email as I am limited on time and would like to get a couple of points across before the deadline tonight. |
| Include files | |
| Number | Question 47 |
| ID | LPIO8021 |
| Full Name | MS KATHRYN PACKHAM |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I have struggled to find the relevant document to comment on so am resorting to email |
| Include files | |
| Number | Question 47 |
| ID | LPIO8030 |
| Full Name | A R MCVEY |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Finally, may I urge you to consider the contents of the review commissions by the Grove Fields Residents group in you deliberations. |
| Include files | |
| Number | Question 47 |
| ID | LPIO8070 |
| Full Name | Hertsmere Borough Council |
| Company / Organisation | Hertsmere Borough Council |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Please find below the comments we would like to submit in relation to the above consultation which we hope you will find helpful. |

| | |
|--|---|
| | <p>The first thing to say is that we found the document to be informative and an easy to read; hopefully the majority of those whom you have consulted will also have found it to be so and will have been able to engage effectively with the process.</p> <p>A few more specific points are listed below.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO8134 |
| Full Name | Dr Jason Tisdall |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | As a non-specialist, I have found it difficult to fit my answers into the online structure. |
| Include files | |
| Number | Question 47 |
| ID | LPIO8174 |
| Full Name | Moira Lea |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>I am concerned that the reponse questions and format that you have set up to respond to the Local plan are too cumbersome and complicated for a lot of local residents to respond to.</p> <p>There is a great strength of feeling about this plan and many people would like their ideas heard but this has been set in such a way as to stop people giving you their feedback easily and freely. A lot of people attended the meeting at Pendley in Tring and it would have been a perfect opportunity to take a 'straw poll' of for and against different ideas.</p> <p>I can also understand asking for names and addresses, for your records, but feel that it should not be a matter of public interest. The electoral role is not free for everyone to view and there again this may stop people from feeding back on the questionairre. Conflicting ideas from your representatives also seem to have caused more confusion.</p> <p>The limited time scale on the run up to Christmas has also been designed for the questionairre to be given the time that it deserves.</p> |

| | |
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| | Please could you at least extend the time scale until end of January 2018 to give everyone a chance to respond. |
| Include files | |
| Number | Question 47 |
| ID | LPIO8187 |
| Full Name | MS SOPHIE BODEN |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>I am writing to comment on the consultation regarding the new local plan.</p> <p>Firstly it is evident that a lot of work has gone in to this. But it is a pity that the online information and finding the ability to comment is very hard. It should be signposted in a much easier manner. I could not locate the online form but did find reference to this email. You will frustrate local residents if accessing the ability to comment is not straight forward.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO8190 |
| Full Name | Mr Sam Rennie |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>1 The online consultation portal is not fit for purpose. I am 'young', technically minded and competent when using a computer. I cannot work out how to leave a comment using the online service (consult@objective.co.uk). This is utterly unacceptable. Your user interface is archaic. It will not help gain constructive comments and in my opinion fatally harms the consultation process. Any comments you receive will be from a very small segment of the target constituency. You have a duty to mitigate against this in the design of the consultation. I therefore believe it is not fit for purpose. I would suggest a pause in the consultation is considered to ensure online representations can be made easily and effectively.</p> |

| | |
|--|--|
| | Do you have any reply on the above comment? |
| Include files | |
| Number | Question 47 |
| ID | LPIO8211 |
| Full Name | Mr Keith Ward |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>am a resident of Kings Langley (since 1991) and write to give comments on the DBC Local Plan Consultation. I have a number of concerns and observations, which I set out below (and have used bold type to facilitate main headings and assist reading.</p> <p>I did try to use your online facility but found it overly complex, slow and difficult to navigate (to the point where I have been forced to give up and use email as the deadline for comment looms). I trust my comments will be fully included regardless.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO8224 |
| Full Name | Mrs Suzanne Nixon |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>It is my experience that Dacorum Council tends to decide what it intends to do without involving local communities and then goes through the motions of consulting the public, finally proceeding to do exactly what was intended regardless.</p> <p>I hope that public response will have an impact on the proposals in this consultation. The quality of life in our area of Hertfordshire will be affected for many years to come.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO8249 |

| | |
|--|--|
| Full Name | Mr Christopher Talbot-Ponsonby |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I also found it very difficult to find how to comment on the site. |
| Include files | |
| Number | Question 47 |
| ID | LPIO8287 |
| Full Name | Professor Brian Davies |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | PS An earlier email to strategic.plannning@dacorum.gov.uk was returned - "Undeliverable" - so we try again... |
| Include files | |
| Number | Question 47 |
| ID | LPIO8292 |
| Full Name | Mr Peter Shell |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | The consultation document is lengthy, and in many places technical. It is no doubt a necessary piece of work and has been professionally assembled. However, it requires a very significant input of time and understanding to assess and reply to its questions comprehensively, and in reality only those with some prior knowledge and available time will be able to properly respond. It would desirable to also have a summary, with a short questionnaire appropriate for ordinary citizens to respond to. This would probably allow a much increased response, and give a clearer view of what most people are thinking. |

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| | Because of the above I am not in a position to myself provide detailed answers to all the questions, but have seen the response prepared by BRAG and agree with their comments which should also be regarded as my own. |
| Include files | |
| Number | Question 47 |
| ID | LPIO8297 |
| Full Name | Steve Wallis |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>I've just tried to leave feedback around the plan being a concerned resident of Kings Langley.</p> <p>I found the process for commenting to be difficult and non-intuitive and can only assume you really don't want feedback.</p> <p>It really shouldn't be this difficult.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO8298 |
| Full Name | Clr Christopher Townsend |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>Unfortunately at the Tring public meeting last night I asked the public whether anyone had successfully used the online system. One person put their hand up. I then asked if anyone had tried but failed due to this problem - virtually every hand went up. This leads me to believe that the problem has had a widespread impact. My question really, below, is on whether this impacts the viability of the consultation.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO8312 |
| Full Name | MR JAMIE and Jude GRAY |
| Company / Organisation | |
| Position | |
| Agent Name | |

| | |
|--|--|
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | The questionnaire on the Dacorum Borough Council Consultation Portal is too complicated for many people who are nevertheless interested in having their opinions heard. I believe that the questions limit how people can express their opinions |
| Include files | |
| Number | Question 47 |
| ID | LPIO8324 |
| Full Name | mr adam fawzi |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I can not comment on the consultation using your portal (despite registering on the site) |
| Include files | |
| Number | Question 47 |
| ID | LPIO8342 |
| Full Name | LYNN WALLIS |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I have found the documentation for this consultation incredibly hard work so wish to comment by email. If I have difficulty with this process there must be many more residents who might wish to have their views heard who have been deterred by the complexity of the documents. The process is not accessible to everyone. Please include my comments in the responses to this consultation. |
| Include files | |
| Number | Question 47 |
| ID | LPIO8355 |
| Full Name | Ms Gillian Flesher |
| Company / Organisation | |
| Position | |

| | |
|--|--|
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>Firstly I would like to say that I am appalled at the way residents are expected to register their concerns. Having attempted to answer the questions in the consultation document on-line I gave up, due the fact that I would have to read every single supporting document (some of which I could not find when I searched) in order to answer each of the questions. I think it is unreasonable to expect ordinary residents to undertake this task and it appears that this document is prepared to precisely stop ordinary residents having any say in something which will have a dramatic effect on the lives of 1000s of people in the borough. It soon became clear that unless I had an intimate knowledge of the workings of council, or had professional expertise in the area of local planning it would be pointless to attempt the task</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO8795 |
| Full Name | geraldine Meikle |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>I am writing to raise my objections to the proposals in the Dacorum Local Plan.</p> <p>I have tried to use your portal, but it is not easy to use - extremely cumbersome in fact, so I gave up. I wonder if this is part of your strategy to put people off from making comment</p> <p>I sincerely hope my comments will be read and recorded - and please also record the fact that your website is not user friendly in the slightest!</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO8897 |
| Full Name | Gail Levy |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |

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|--|--|
| Your response - Please add your response here | The document is a deliberate and cynical ploy to make the consultation document impenetrable and consultation between the public and DBC a joke. Can you please put this comment in your summary of responses. |
| Include files | |
| Number | Question 47 |
| ID | LPIO8915 |
| Full Name | Mrs Karen Roberts |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | As a resident of Berkhamsted for over 24 years I want to register these concerns and for you to take them seriously: we have paid council tax and supported businesses and organisations in the town throughout this time and the opinions of residents should be viewed, not as complaints but as real concerns for the future of the town. |
| Include files | |
| Number | Question 47 |
| ID | LPIO8936 |
| Full Name | Mrs Neena Rach |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Though I did log into the portal I was unable to determine where exactly to relay my comments. Please give this e mail the same weight as if it had been on the portal. I am ware that the deadline is looming |
| Include files | |
| Number | Question 47 |
| ID | LPIO8938 |
| Full Name | Mr Andrew Levy |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |

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| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>I have given my detailed responses to your consultation document using the Dacorum Website.</p> <p>I just want to add that I found it extraordinarily difficult to do so - registering for it, finding it, reading it, understanding it, using the form, separating out questions I wanted to answer from those I did not, saving responses. I have, in my lifetime, answered questions on perhaps a thousand or so forms. Yours was the worst, most deliberately impenetrable, I have ever come across - so congratulations, I suppose, on achieving your obvious objective: to cynically minimise the number of people who respond so you can claim to have been met with relative indifference.</p> <p>800 people came to the Kings Langley Parish Council EGM and they were clearly passionately against your proposals to build on green belt sites within the village. I also imagine that the result of the village referendum on the matter will be a resounding 'NO' vote. These will be a rather better guide to the real feelings of the village community than the sparse response to your so called consultation.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO9082 |
| Full Name | Suzanne Jannese |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>Despite searching through the information given to me at the open evening held at the Town Hall and online, I am disappointed to find it is very complicated in order to find the exact address needed in order to give a response to the suggestion of building 2000 new homes in Berkhamsted</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO9100 |
| Full Name | Kath Paterson |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | |

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| | Thank you for giving the chance to comment, although we would have preferred not to have discovered the existence of the plan, and the deadline of 13th December for such comments, from a neighbour rather than directly from the Council. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9115 |
| Full Name | Claire Jones |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Since the online portal isn't particularly user friendly, I am feeding back my concerns this way |
| Include files | |
| Number | Question 47 |
| ID | LPIO9207 |
| Full Name | GERALDINE ROBERTSON |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Whilst I would have liked to respond and comment more fully in respect to the Strategic Planning Document in regard to Development proposals in Dacorum, as a lay person and given the complexity of the document and limited time frame allowed for submission of comments from the public sector, I can at this time only comment on my immediate locality. Which is Bovingdon. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9219 |
| Full Name | RICHARD HACKETT |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |

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| Your response - Please add your response here | I would like to comment on the plan but I really don't have the time to read it. The parts that I have looked at seem like empty words relying on the statements made by 'Consultants' whose expertise, knowledge and affiliations seem very questionable. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9221 |
| Full Name | Mrs Jean Farrer |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I did register with you to put my comments on line, but found it too complex. Thank you for the opportunity to comment and congratulations to Dacorum for making sure there is and will be a Local Plan in place. I hope you will take my comments into account alongside contributions through your portal. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9241 |
| Full Name | Angela Walsh |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | If I was able to register on to the consult object portal (which I tried but was unsuccessful) I would choose Option B to limit building in Dacorum and, if at all possible, challenge the whole idea of building more housing in this area |
| Include files | |
| Number | Question 47 |
| ID | LPIO9256 |
| Full Name | Neil Francis |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |

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| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I note that there are various ways to send any comments to the Dacorum Planning Department but all are both complicated and time consuming. It seems that local government is not making it easy for families in the affected areas to make comment and launch any concerns at a particularly busy time of year for all. So I have opted to email you directly. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9269 |
| Full Name | Mr Alan Smith |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I was unable to locate the separate questionnaire mentioned on your site – there was no link to it or information as to where it could be found, so I have responded to a single question and given my reasons for that response which I believe responds to many others as well. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9282 |
| Full Name | PAUL SAUNDERS |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | your online system is prohibitive to people easily entering comments and generates a fatal loop of click here and return to beginning. Until such time as this is made significantly easier, you should consider terminating the consultation. A system that is difficult to operate invalidates the whole process. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9287 |
| Full Name | Miss Tracy Smith |
| Company / Organisation | |

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| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | It came as quite a shock when I found out about the proposed development in my village. Which I found difficult to find out about these proposals. It was only through a link on Markyate matters which bought this to my attention . |
| Include files | |
| Number | Question 47 |
| ID | LPIO9303 |
| Full Name | Graham Paterson |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Thank you for giving the chance to comment, although we would have preferred not to have discovered the existence of the plan, and the deadline of 13th December for such comments, from a neighbour rather than directly from the Council. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9369 |
| Full Name | Mrs Pauline Scott |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Please find attached my response to the strategic plan for Dacorum. I am shocked to see that so little notice has been taken of the results of the previous consultation process. What is the point of devoting so much time and resources to undertaking a review if the results are going to be completely ignored? |
| Include files | |
| Number | Question 47 |
| ID | LPIO9374 |

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| Full Name | Ms Julie Steer |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I have an issue with the consultation process which has focused on online responses excluding those in our community that do not have internet access and do not understand modern technology. At the DBC roadshow there were insufficient questionnaires for people to complete but they could be produced for a charge of 26p. This is your consultation and you should be providing access for all. Once you have the questionnaire on the 1st page it states read in conjunction with the local plan. How do people access the local plan and at what COST !! |
| Include files | |
| Number | Question 47 |
| ID | LPIO9377 |
| Full Name | Mr Brian Connor |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | As a final note, I would comment that the consultation process has not been sufficiently well advertised, or been given sufficient time, given the potential drastic implications, and as noted above, commenting online is not particularly user-friendly. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9379 |
| Full Name | Mr Brian Connor |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I would like to comment as part of the consultation on the proposed new Local Plan, and object in the strongest possible terms, to the potential development proposed for greenbelt land in Kings Langley. |

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| | <p>I am a resident of Kings Langley, having specifically located there 7 years ago, due to the particular village character, to raise our family.</p> <p>I had started the process of commenting online, but despite considering myself as reasonably well-educated, and being a Director of a large multi-national company, I found the process too cumbersome and unwieldy - hence this email.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO9391 |
| Full Name | Oi-Lin Lau |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Thanks for opening this up to the residents to input. It's a very important topic that should not be taken lightly by anyone |
| Include files | |
| Number | Question 47 |
| ID | LPIO9394 |
| Full Name | Mark Miles |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | In my view the Consultation process appears to be ignoring the views of residents and there is minimal visible evidence in Berkhamsted to deliver improvements relating to overcapacity on roads, water supply, reducing travel distances to nearest hospital, waiting times for doctors, school places, parking congestion and safety. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9402 |
| Full Name | Mr Rob Schafer |
| Company / Organisation | |
| Position | |

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| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I find the consultation almost impossible to comment on a question by question basis. Therefore I am giving some of my overall responses to the proposals here, especially in relation to Q's 4-7 |
| Include files | |
| Number | Question 47 |
| ID | LPIO9417 |
| Full Name | Mr Gary Poust |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I am writing to express my concerns with the proposed options for Dacorum's Single Local Plan 2036. The documentation produced and the information available via the portal is understandably extensive and to be honest I struggled with no/yes answers. Time restrictions and the sheer volume of information prevented my answering one way or the other. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9432 |
| Full Name | MR AND MRS CULLIS |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I find your website difficult to follow it's not easy to register our opposition |
| Include files | |
| Number | Question 47 |
| ID | LPIO9439 |
| Full Name | MS LARA DANOBEITIA |
| Company / Organisation | |
| Position | |
| Agent Name | |

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| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>find it very provocative that a ballot has been set up on a week day between 4 and 6pm when the majority of people who would like to have a say will be at work - convenient! We are also not permitted a postal ballot.....?</p> <p>I will not be able to make the vote. Please register my strong opposition.</p> <p>Democracy???</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO9452 |
| Full Name | Mrs Maria Andrews |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I tried to comment online, but couldn't figure it out |
| Include files | |
| Number | Question 47 |
| ID | LPIO9473 |
| Full Name | Mrs Yvonne Metcalf |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Having failed to find the questions on the complicated web page to answer in regards to the development in Piccotts End, I now have no alternative but to send an e mail |
| Include files | |
| Number | Question 47 |
| ID | LPIO9477 |
| Full Name | TRICIA KENNEDY |
| Company / Organisation | |
| Position | |

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| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Thank you for giving the residents of Dacorum the opportunity to comment on your Local Plan. However I feel too many words have been written already. The Issues and Questions document is too long for me to even consider trying to answer. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9506 |
| Full Name | Paul Christian |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | By the way your online system is terrible - I've tried to log in several times to no avail and no auto password reset email arrived in my inbox or junk, when requested. This is a denial of due democratic process. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9547 |
| Full Name | Mr Kenneth Watts |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I have been compiling comments on the website and have submitted a number last week but they don't seem to have been 'processed' yet. Also over the last couple of days the website process seem a little unstable in both function and saving modes. The ability to expand the drafting window has disappeared and odd thing happen when I save anything as a draft. A submission this morning lost some of its formatting (paragraphs). |
| Include files | |
| Number | Question 47 |
| ID | LPIO9555 |
| Full Name | Angela Whyte |

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| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Apologies, that we have not entered our comments on a line by line basis in your portal version of the Local Plan. If this email address is not correct, perhaps you would be so kind as to pass this on to the right recipient/s in DBC as we are keen that our general views outlined below are taken into consideration. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9572 |
| Full Name | IAN ORMISTON |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I've tried to read the Local Plan, TRL Report and it's obvious that a huge amount of careful work has been put into this by well motivated people. But to me the result is opaque, because of the sheer amount of verbiage. For example, without intensive study, how should I decide between, for example, suboptions 1b and 2a except by resorting to prejudice according to where I happen to live? The document says there is huge demand for new housing in Dacorum and that it will explain why this has to be met - but I could find no overriding reason other than Government pressure. We are encouraged to pass opinions on the suboptions but have to adopt a supine approach to the overall numbers? |
| Include files | |
| Number | Question 47 |
| ID | LPIO9575 |
| Full Name | Mrs Victoria Gentle |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |

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| Your response - Please add your response here | I am emailing my comment because the website is not user friendly and was sending me around in circles in trying to submit as advised online. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9585 |
| Full Name | Mark Somervail |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>The new plans and the consultation were not publicised adequately given the scale of the plans. There should have been a mail shot to every address in the borough.</p> <p>I heard about these proposals at the last minute from a door-door campaigner who told me that the deadline was Friday 15th (tomorrow) when it was actually yesterday (wed 13th Dec).</p> <p>Please re-open the online portal to allow further time to gather responses. It could be opened until after the Christmas holiday period without affecting the timescales.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO9602 |
| Full Name | Mr Guy Dawkins |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>I have been making efforts over several days to respond to at least a selection of the questions on the planning portal, but am finding the exercise overwhelming. I am not complaining so much about there being too much information available, but to begin, as a citizen, to read and understand the hundreds of pages of information in a few short weeks in the run up to Christmas, and hold down a job, are more than I can manage. I have completed an answer to question 1 and would like to be able to tackle many of the others, but at this point it isn't going to happen, so here are my views.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO9607 |

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| Full Name | Miss Hannah Turner |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Limited, as I've only just found out about this but I've also heard that the residents have also only just recently found out? Given that the deadline is this evening I think this is a ridiculously short time for residents to get a full awareness and have time to object and argue against this |
| Include files | |
| Number | Question 47 |
| ID | LPIO9690 |
| Full Name | Christine Riefa |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Please find below my views on the new housing plan for Dacorum. I think there is a lot of work to still be done to improve this plan which is not acceptable in its current form. I live in Wigginton, but had to move from Berkhamsted a few years ago. |
| Include files | |
| Number | Question 47 |
| ID | LPIO9842 |
| Full Name | Nikki Hamilton |
| Company / Organisation | Herts & Middlesex Badger Group |
| Position | Unknown |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | As you can imagine, this has caused us quite an issue as both the local plan and schedule of site appraisals are quite substantial in size. We are able to report our concerns regarding both Hemel Hempstead and Berkhamsted but have been unable to access all our records for Tring (which is an area of concentrated badger activity), Bovingdon, Markyate (which again has |

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| | <p>reasonably high badger activity to the north), Kings Langley, Potten End and Wilstone. With regards to questions 39-45, as we have only found out about the consultation today - we were hoping you would be able to give us a short extension so that we are able to access our records and put forward a decision on which option would be more preferable with this protected species and its habitat in mind?</p> <p>I have also discussed previously how Herts & Middx Badger Group would like to offer to work with you on future local plans and take a look at any potential sites to identify serious badger implications which would be able to be included in your evidence base (records would obviously be confidential between HMBG and Dacorum) with us as a stakeholder and we think this would be particularly beneficial before sites are allocated for the pre submission consultation if this is agreeable with yourselves? and would like to be included as stakeholders prior to the pre submission consultation</p> |
| Include files | |
| Number | Question 47 |
| ID | LP109843 |
| Full Name | Nikki Hamilton |
| Company / Organisation | Herts & Middlesex Badger Group |
| Position | Unknown |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>As you can imagine, this has caused us quite an issue as both the local plan and schedule of site appraisals are quite substantial in size. We are able to report our concerns regarding both Hemel Hempstead and Berkhamsted but have been unable to access all our records for Tring (which is an area of concentrated badger activity), Bovingdon, Markyate (which again has reasonably high badger activity to the north), Kings Langley, Potten End and Wilstone. With regards to questions 39-45, as we have only found out about the consultation today - we were hoping you would be able to give us a short extension so that we are able to access our records and put forward a decision on which option would be more preferable with this protected species and its habitat in mind?</p> <p>I have also discussed previously how Herts & Middx Badger Group would like to offer to work with you on future local plans and take a look at any potential sites to identify serious badger implications which would be able to be included in your evidence base (records would obviously be confidential between HMBG and Dacorum) with us as a stakeholder and we think this would be particularly beneficial before sites are allocated for the</p> |

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| | pre submission consultation if this is agreeable with yourselves? and would like to be included as stakeholders prior to the pre submission consultation |
| Include files | |
| Number | Question 47 |
| ID | LPIO10284 |
| Full Name | John and Jane Beeley |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>We have made two attempts to make a response through the Consultation Portal but found it far too confusing to be of use and feel that it has been made like that to discourage the general public from getting involved in the process.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO10383 |
| Full Name | J&P Savage |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>Secondly, the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Firstly I would like you to consider this email to be a complaint about the amount of consultation opportunity. One day in the town call if I recall</p> |

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| | correctly is not sufficient for an issue of such importance. |
| Include files | |
| Number | Question 47 |
| ID | LPIO10692 |
| Full Name | Sally and David Williams |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Please register as support for BRAG's submission. Having been away now no time to do anything about this, why do Dacorum Borough Council always do these things either in the midst of school holidays and now this time in the lead up to Christmas |
| Include files | |
| Number | Question 47 |
| ID | LPIO11113 |
| Full Name | Denis Maclure |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I would be intrigued to know what the cost of this extensive exercise has been. |
| Include files | |
| Number | Question 47 |
| ID | LPIO11463 |
| Full Name | Mr Aron Wood |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Please note that I believe that the documentation provided as a part of the plan is far too weighty and |

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| | <p>complex and is not conducive to gaining a response from the proletariat – meaning that the number of responses you are going to receive is, in my opinion, likely to not accurately reflect the wider views of the residents of Dacorum. Only the people directly affected are likely to respond whereas the entire population will be affected by loss of amenities and increases in general levels of traffic and the resultant levels of pollution.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO11701 |
| Full Name | Mrs Lydia Berman |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>I would also like to state how un-user friendly the process of commenting was, I am dyslexic and could not comprehend enough of the questions to answer, I have spoken to many who have been completely overwhelmed by it too. I would like to know how many people signed up, but failed to complete the document online, and how long people spent answering it due to the confusing wording and complex system. We had approx 800 people come to the Extraordinary Parish Meeting, but many we spoke to since, gave up on the online form. It was unnecessarily complex, worded in such a way a layman cannot answer and misleading in places which is either laziness to check correct facts (such as important and vital boundaries) or designed to mislead. We need to trust those in control of the future of our Borough, and this document has failed to build that trust.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO11842 |
| Full Name | Harold Taylor |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>I attach for your consideration my response to the consultation process as it affects Kings Langley. The online process is so complex that I have abandoned it in despair after wasting many hours in grappling with it. Two attempts to register have been frustrated by the</p> |

| | |
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| | lack of any response to my requests for a re-set user name and password |
| Include files | |
| Number | Question 47 |
| ID | LPIO12017 |
| Full Name | MR LES MOSCO |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>I've just spent an hour and a half completing my responses.</p> <p>I now fear they are all but a couple lost.</p> <p>I worked through a number of questions. I saved once part way through.</p> <p>At the end I submitted.</p> <p>I am very familiar with websites etc, and IT literate. This one was very user unfriendly.</p> <p>Was I supposed to submit after completing the response to each question?</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO12024 |
| Full Name | ROB RIGBY |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>I am writing in response to the proposed development of greenfield sites in Kings Langley. Firstly I would like to express my disgust at not being able to vote and the apparent lack of consultation with Three Rivers Council, being a resident on Primrose Hill. It is obvious such a development would affect standards of living throughout the village and therefore any consultation must be extended. The Dacorum Local Plan takes no account of proposed developments in Three Rivers where there has been significant housing development.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO12090 |

| | |
|--|---|
| Full Name | Mrs Maria McHale |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I have tried to enter comments on the Dacorum website more than once. Although my comments for Question 22 have been registered, my comments for Questions 39 and 46 have not been registered, despite being entered twice. I am therefore resubmitting these. Please see the attached. |
| Include files | |
| Number | Question 47 |
| ID | LPIO12155 |
| Full Name | Mr howard button |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I have been unable to find how to submit my comment on the consultation page so have forwarded them as below |
| Include files | |
| Number | Question 47 |
| ID | LPIO12389 |
| Full Name | Mr Brian Kazer |
| Company / Organisation | Tring in Transition |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Please accept the attached document as comments from Tring In Transition, because both today and on Sunday the site would not record the comments that i submitted. |
| Include files | |
| Number | Question 47 |
| ID | LPIO13209 |
| Full Name | Mrs Suzanne Gray |

| | |
|--|---|
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I do not feel that this form is user friendly. Puts people off participating |
| Include files | |
| Number | Question 47 |
| ID | LPIO13252 |
| Full Name | D. Phillips |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I fully concur with the comments attached from BRAG. The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid fill repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 47 |
| ID | LPIO13484 |
| Full Name | Mrs Catherine Imber |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | My apologies - I tried to fill in the questionnaire on-line, but needed to reset my password, and received no response from the request in time |
| Include files | |
| Number | Question 47 |

| | |
|--|--|
| ID | LPIO13918 |
| Full Name | Mr Chris Stoneman |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Please accept this letter as objections and comments to the current plan and for revision of the plan which we believe is very necessary. |
| Include files | |
| Number | Question 47 |
| ID | LPIO13987 |
| Full Name | Mrs Niki Pinchin |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Providing free text feedback facilities won't give you data to base arguments upon, merely a headache for the office staff who have to log it all, and then subsequently disregard anything that doesn't stand out as a quote. |
| Include files | |
| Number | Question 47 |
| ID | LPIO13994 |
| Full Name | Mrs Niki Pinchin |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | How are you measuring resistance? feedback? etc - or is this all a futile effort as you'll make your decision with or without us? |
| Include files | |
| Number | Question 47 |
| ID | LPIO14535 |
| Full Name | Mrs J Richardson |
| Company / Organisation | |

| | |
|--|--|
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I am responding to the Councils call for comments on the draft Dacorum Local Plan by letter simply because all other means have been made so complex. I know of people in the Borough who have spent many hours struggling to navigation the online comments system. It would seem that the intention is to deter comment rather than promote it. |
| Include files | |
| Number | Question 47 |
| ID | LPIO14664 |
| Full Name | Ann Bunn |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I am not in a position to understand the jargon on your "Issues and Options" questions – I can only state YES or NO but cannot (which I presume you need) explain or back up my thoughts. I really believe that DBC have made this a complicated as possible! |
| Include files | |
| Number | Question 47 |
| ID | LPIO14935 |
| Full Name | Lady Valerie Corbett |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>Thank you for the invitation to attend consultation meetings about the local Plan. Please read the attached letter to a friend who lives in Berkhamsted from the Planning Consultant to the National Association of Local Councils.</p> <p>This letter from such an experienced planning consultant has made me realise it would be a waste of my time to attend this "consultation".</p> <p><i>It was good to hear from you yesterday. I understand that Berkhamsted Town Council (BTC) are having a</i></p> |

meeting next Monday to consider whether they should retain my services regarding the consultation version of the Dacorum Local Plan.

As you know I am a bad loser. In thirty years of practice, as Planning Consultant to the National Association of Local Councils, I have never taken a case unless I thought I could win. During the late eighties and nineties, the success rate was very high. However, things began to change around the time of the Millennium, although I did not notice it for another decade.

Basically, the machinery of central and local government has been harnessed to the interests of the private sector in the hope of securing economic growth. Public participation in planning is a just means of legitimating decisions already taken behind closed doors. If you think this is truly shocking I attach an article, published in the prestigious *Journal and Planning and Environmental Law* in 2012. The paper started as my instructions to Stephen Hockman QC, ex Chair of the Bar Council concerning the granting of permission for a superstore on the outskirts of the historic town of Hythe. We took the case to the Aarhus Compliance Committee at the UN in Geneva in 2012. It is riddled with jargon but I'm sure knowledgeable people like you, and those serving on BTC, will get the message.

Since then the situation has deteriorated still further. I'm working on a follow up paper which looks at the relationship between neo-liberal economics and planning law and policy. The Housing and Planning Act 2016 and the recent "consultation" paper on delivery of housing via local plans are classic examples of the commitment of central government to drive through housing development exclusively by the private sector. Little mention is made of supporting infrastructure except that which can be paid for via s.106 agreements. Adverse impacts don't warrant a mention. The fate of one historic city serves to illustrate what is going on nationwide. The council proposed an additional 15,000 houses in its local plan, but the Inspector inflicted an additional 1,500, with no additional infrastructure and huge damage to the built and natural environment. Given the investment of thousands of hours of paid and unpaid work, over several years, on the part of the community, this is an insult.

Thus, it is with huge reluctance that I must decline to act on behalf of BTC regarding filing objections to the housing proposals in the Dacorum Local Plan. Unless there is another matter, of particular interest, upon which we could make some headway e.g. air pollution, I feel that BTC has better things to spend money on than my time. So sorry!

| | |
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| Include files | |
| Number | Question 47 |
| ID | LPIO14998 |
| Full Name | Colin Chapman |
| Company / Organisation | |
| Position | |
| Agent Name | |

| | |
|---|--|
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | There is a need for simple directions through this legal quagmire to lodge objections, thus:- |
| Include files | |
| Number | Question 47 |
| ID | LPIO15093 |
| Full Name | Grand Union Investments |
| Company / Organisation | Grand Union Investments C/O Savills |
| Position | Associate Director |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <ul style="list-style-type: none"> • The NPPF at paragraph 12 states that <i>'it is highly desirable that local planning authorities should have an up-to-date plan in place'</i>. Consistent with this approach, paragraphs 3.3.1 to 3.3.4 of the consultation document set out an explanation of why a new Local Plan is needed. We welcome the Council's commitment to the preparation of a new Local Plan. Through the Examination of the now adopted Core Strategy, the Council is required to undertake an 'early review' of key parts of the Core Strategy, relating to the level of new homes, how these are provided and the future role of the Green Belt. • The above commitment is confirmed within the Core Strategy at Section 29. In terms of the timing of the early review, paragraph 29.9 of the Core Strategy states that the Council will aim to adopt the review by 2017/18. The Council has published a timetable for the new Local Plan alongside its Issues & Options consultation. This identifies that the new Local Plan will be adopted in 2019. Consequently, the Council is already behind schedule in terms of the target timescale for the early review set at the time of the Core Strategy. • The Council will also be aware of the High Court challenge that was brought by our client, and heard in 2014, which was concerned with the legitimacy of the above early review. Specifically, we refer the Council to paragraph 78 of the judgement of Mr Justice Lindblom in which he highlights the implications of a failure by the Council to carry out its review in accordance with the timescale set out at Paragraph 29.9 of the Core Strategy in the event that that should arise, as follows: <i>" ... if the Council failed to carry out the review within the timescale given in paragraph 29.9 of the Core Strategy, that is to say by 2018 at the latest, it would not be able to say that the policies for housing development and the Core Strategy were up-to-date. The weight which</i> |

could be given to those policies in a development control decision would then be greatly reduced ... ”.

- the least progress in plan-making has been made;
 - policies in plans had not been kept up to date;
 - there was higher housing pressure; and
 - intervention would have the greatest impact in accelerating Local Plan production
- Dacorum’s position is consistent with many of these criteria and it is informative in that regard that the adjoining authority of St. Albans is included on the list of local authorities that The Secretary of State has written to. The Secretary of State’s intervention underlines the importance to the Council of avoiding further delay to the preparation of its Local Plan.
 - In finding the Core Strategy of 2013 sound on the basis of this being subject to an early review, the Inspector observed at paragraph 29 that the housing shortfall over the plan period is about 15% and, *‘more importantly, there would be a general over-supply of housing in the short to medium term, especially over the next three years (as identified in the up-dated Trajectory)’*. In terms of the ‘next three years’, that updated trajectory anticipated the delivery of 535, 668 and 537 homes in the respective monitoring periods of 2013/14, 2014/15 and 2015/16. The Council’s Annual Monitoring Report for 2015/16 (published January 2017) shows that actual completions have totalled 219, 379 and 659 homes in these same respective annual monitoring periods. This represents a shortfall of 483 homes or 28% against that which was anticipated at the time the Core Strategy was found sound on the basis of an early review of the Core Strategy being undertaken. The Council is therefore already considerably behind the level of completions that was anticipated by the Core Strategy, which even without this shortfall, was based upon an overall shortfall of 15% or 1,698 dwellings over the plan period. For this further reason, it is essential that the new Local Plan is put in place as soon as possible, and with sufficient growth proposed to address the overall shortfall which was not met by the Core Strategy and the further shortfall which has already occurred since the adoption of the Core Strategy.
 - Dacorum Borough Council proposes that the emerging Local Plan will provide for the period from 2013 to 2036. We welcome the plan start date of 2013 in ensuring that growth requirements that have arisen immediately since the adoption of the Core Strategy will be accounted for by the new Local Plan. We support the Council for seeking to plan for an appropriate timescale, making allowance for Examination, in accordance with the requirements set out in paragraph 157 of the NPPF.
 - In terms of timescales for production of the emerging Local Plan, it is noted that the Council

is hoping to be in a position to submit its draft Local Plan for examination in October 2018. As we acknowledge above, paragraph 29.9 of the Core Strategy states that the Council will aim to adopt the review by 2017/18. Given this will not now be achieved, it is essential that the new plan is progressed as quickly as possible and certainly without any further delay. At this juncture, we would like to highlight again the judgement of Mr Justice Lindblom, as referred to above at paragraphs 2.3 and 2.4.

NEXT STEPS

- We would like to thank the Council for this opportunity to engage with the process for preparation of the emerging Dacorum Local Plan. We shall look forward to our continued engagement with this process going forward.
- We understand that as a next step, the Council proposes to consult upon the 'pre-submission' or publication version of the Local Plan. As we remark at the outset of our representations, it is essential that the Council presses ahead with this work as soon as possible to avoid any further delays to the production of the Local Plan and the consequences that arise from this
- By way of reminder, the programme published alongside the Local Plan consultation, for the remaining stages of the emerging Local Plan's production, is as follows:
 - Pre-submission Consultation – April 2018;
 - Submission – October 2018;
 - Examination Hearings – January 2019; and,
 - Adoption – June 2019
- We would like to take this final opportunity to remind the Council that this programme is already some 15 months behind the timescales identified in the judgement of Mr Justice Lindblom and it is therefore essential that any further delay to this programme is avoided.

| | |
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| Include files | |
| Number | Question 47 |
| ID | LPIO15146 |
| Full Name | Mr David Broadley |
| Company / Organisation | Aylesbury Vale District Council |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>Timetable</p> <p>P.18 – The local plan timetable anticipates reaching Pre Submission by Spring 2018. So this is likely to mean the local plan needs to use the new OAN calculation method and the new provisions in the revised NPPF. Given the Pre Submission is the final stage to be able to comment</p> |

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| | it is queried if the local plan should not have a 'draft plan' stage so that people can comment and the Borough Council able to change its proposals before finalising the plan. |
| Include files | |
| Number | Question 47 |
| ID | LPIO15216 |
| Full Name | Mr Mike Kember |
| Company / Organisation | Bovingdon Parish Council |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | The Parish Council is very willing to work with the Borough Council and other stakeholders to consider the best options for the future of the village |
| Include files | |
| Number | Question 47 |
| ID | LPIO15227 |
| Full Name | Lynn and David Lovell |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Having attended the open evening in Bovingdon recently and subsequently studied the documents, my husband and I wish to submit the following comments and our preferred options in writing as we found the on-line questionnaire not very user friendly. |
| Include files | |
| Number | Question 47 |
| ID | LPIO15247 |
| Full Name | Mr & Mrs Alan & Anne Sewell |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | We wish to state that the Consultation Documents in our opinion have been constructed to minimise input from |

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| | laymen as they are largely impenetrable and a forced choice of unacceptable options is not democratic |
| Include files | |
| Number | Question 47 |
| ID | LPIO15398 |
| Full Name | Paul de Hoest |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <ol style="list-style-type: none"> 1 As an exercise in consultation this is not as helpful as it should be: the main document runs to 134 pages which contain numerous references to other documents (sustainability docs, vision docs, Government backing papers – eg Planning for the right homes in the right places). All in all this probably runs into thousands let alone hundreds of pages. Several of your 46 separate questions relate to these other documents. It is simply not reasonable to expect the lay public to be able to meaningfully comment on all of these. 2 The second issue with the consultation is that you have (presumably intentionally) set this up to pitch one town against the others in this which is a particularly divisive tactic. |
| Include files | |
| Number | Question 47 |
| ID | LPIO15509 |
| Full Name | Mr Mark Rogers |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | The website proved difficult to navigate |
| Include files | |
| Number | Question 47 |
| ID | LPIO15613 |
| Full Name | M B Ridley |
| Company / Organisation | |
| Position | |
| Agent Name | |

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| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>It is very difficult to support any of the options about which the public are being somewhat surreptitiously consulted.</p> <p>The proposals are a major threat to the Town and Countryside as we know it, yet most of the people I have spoken to know nothing about it. There has been coverage in "The Gazette", but this newspaper is read by very small proportion of residents, and there is no free version that could have highlighted the issue. Digest only had a minimalist notice on page 4, certainly not a summary of the proposals. The electronic version of the digest was headed in an email "Important news about bin collection", and the public exhibitions were only in place for a day. Why was an exhibition of these proposals not kept up in the Forum for the duration of the consultation? The written form of the consultation is badly constructed, far too long and obscure, and therefore out of reach for many residents of Hemel Hempstead. I know several people who have attempted answering the questions in the consultation but have given up in despair due to its complexity.</p> <p>The public consultation should be delayed until an accessible summary has been delivered to all residents in the Borough as a major article in the next Digest.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO15999 |
| Full Name | Charlotte Ryan-Elliott |
| Company / Organisation | Kier Property |
| Position | Planner` |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>In light of our Client's commercial interest in the Site, our Client welcomes the opportunity to comment on the 'Issues and Options' draft of the Dacorum Borough Council ('Dacorum') new Local Plan (November 2017) (referred to herein as the 'I&O draft') which was published for formal consultation on 1st November 2017. Our Client notes that this is the first formal consultation stage of a new Local Plan for Dacorum, which will ultimately guide development in the District for the next 20 years (2016-2036) - setting out targets for delivering new housing, identifying locations for new development, and containing detailed policies for guiding the type, scale and mix of new development. Once adopted, the new Local Plan will become the key document in the determination of planning applications in Dacorum, superseding all Policies within the existing Core Strategy</p> |

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| | (2013) and Site Allocations draft DPDs (2017) and 'saved' policies from the 2004 Local Plan |
| Include files | |
| Number | Question 47 |
| ID | LPIO16017 |
| Full Name | Charlotte Ryan-Elliott |
| Company / Organisation | Kier Property |
| Position | Planner` |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | We trust that Dacorum will take the above comments into account in the production of the next draft of the new Local Plan, and we welcome the opportunity to work collaboratively and constructively with the Council as matters progress. Please do not hesitate to contact Planning Potential should you wish to discuss matters further. |
| Include files | |
| Number | Question 47 |
| ID | LPIO16710 |
| Full Name | Lynsey Hillman-Gamble |
| Company / Organisation | Central Bedfordshire Council |
| Position | Strategic Plan Partnership Manager |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | The local plan timetable anticipates reaching Pre Submission by Spring 2018. This timetable seems very ambitious given the issues covered within the consultation. Whilst CBC is supportive of the early review and the undertaking to ensure a new comprehensive plan is in place as soon as possible, it is considered that a further stage of consultation may be beneficial prior to a pre- Submission consultation to ensure the support of neighbouring authorities as well as the development industry and importantly local communities and to enable the Borough Council to take on board appropriate suggestions |
| Include files | |
| Number | Question 47 |
| ID | LPIO16760 |
| Full Name | Chris Graham |
| Company / Organisation | |
| Position | |

| | |
|--|---|
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I have decided not to try and wade through the 38 point questionnaire as I don't speak consultantese. |
| Include files | |
| Number | Question 47 |
| ID | LPIO16924 |
| Full Name | Ros Goodyear |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I've just looked at your web site re consultation. and the online forms. Sorry but too complicated and time consuming for me. |
| Include files | |
| Number | Question 47 |
| ID | LPIO16942 |
| Full Name | mr kevin greene |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | thank you for your email and numerous enclosures. However one of the most important elements in a consultation document like this is maps that can be read and followed. This was impossible with the obscure faded maps attached and relating to both the north Hemel plans. No road names etc could be read. The rest relating to Berkhamstead etc were okay so I dont think it was an issue at my end. As maps will be of most interest to non professionals like myself and of particular interest to Hemel residents you might look at this. If you could send just them again I would be most grateful. |
| Include files | |
| Number | Question 47 |
| ID | LPIO17152 |
| Full Name | Joel Morrissey |

| | |
|--|--|
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Finally, regarding the Village Poll, I am disappointed you (Dacorum Borough Council) have refused to allow postal votes, as my wife, a teacher, is away on a school trip, so is unable to have her vote counted. |
| Include files | |
| Number | Question 47 |
| ID | LPIO17179 |
| Full Name | Chris Gregory |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Thank you for forwarding to me the attached email together with the associated links. These have been very helpful in understanding the proposals for future development in Dacorum and in Tring in particular. In addition, I have also been to the Public Exhibition held at Pendley (Tring) on the 14th November and have had the opportunity to discuss in much more detail the various proposals. Your team were very professional on the evening and worked hard to field the variety and intensity of the questions from those attending. |
| Include files | |
| Number | Question 47 |
| ID | LPIO17208 |
| Full Name | Debbie Crooks Pam Moss |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. |

| | |
|--|--|
| | However, I would like to take this opportunity emphasize just a few of the most important points within that response |
| Include files | |
| Number | Question 47 |
| ID | LPIO17375 |
| Full Name | Mr David Parker |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</p> <p>For an ordinary member of the general public the volume and complexity of the documents and the additional documents that one would have to read and understand in order to fully appraise and give meaningful comment on the benefits or otherwise of the various options is a daunting task. I believe that the consultation period is far too short for a plan which will have such a dramatic impact on the size and character of Tring and the impact of the plans of the immediate environment and surrounding countryside.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO17941 |
| Full Name | Dave Davies |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>Please find attached a reports commissioned by a residents association (GFRA) challenging the current plans for additional building in the Tring area.</p> <p>The residents have had to obtain the advice of consultants on this matter as the Dacorum Borough Council appear keen steam roller their plans through with minimal consultation.</p> |
| Include files | |
| Number | Question 47 |

| | |
|--|--|
| ID | LPIO18058 |
| Full Name | Mrs Patricia Hansard |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I have been struggling for a hour to find a page where I can put my objections to you but have now decided an e mail may suffice |
| Include files | |
| Number | Question 47 |
| ID | LPIO18653 |
| Full Name | Lindy Weinreb |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <i>I would like to point out that this has not been widely enough publicised by DBC, a huge number of our town residents are not aware of the consultation - there should have been a leaflet drop to every household to ensure a meaningful consultation was achieved. The whole consultation is not understandable for the man in the street. With over 140 thousand residents living in Dacorum and I would like to know how many responded, I would venture to suggest very very few! I would like the opportunity of discussing this in detail with the strategic planning department - thank you</i> |
| Include files | |
| Number | Question 47 |
| ID | LPIO18793 |
| Full Name | Berkhamsted Citizens |
| Company / Organisation | Berkhamsted Citizens |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | would like to point out that this has not been widely enough publicised by DBC, a huge number of our town residents are not aware of the consultation - there should have been a leaflet drop to every household to ensure |

| | |
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| | a meaningful consultation was achieved. I would like the opportunity of discussing this in detail with the strategic planning department - thank you |
| Include files | |
| Number | Question 47 |
| ID | LPIO19806 |
| Full Name | Stephen, Oonagh and James Green |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I am responding by e-mail as I have found the planning portal and the format for responding extremely cumbersome. In addition to which the web site has a structure that is constantly triggering alarms in my anti-virus software suggesting that the site is unsecured and it would be a risk to use it. |
| Include files | |
| Number | Question 47 |
| ID | LPIO19889 |
| Full Name | Jamie and Jude Grey |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | The questionnaire on the Dacorum Borough Council Consultation Portal is too complicated for many people who are nevertheless interested in having their opinions heard. I believe that the questions limit how people can express their opinions. |
| Include files | |
| Number | Question 47 |
| ID | LPIO20442 |
| Full Name | Mr David Parker |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |

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| <p>Your response - Please add your response here</p> | <p>I am writing in response to the Issues and Options consultation.</p> <p>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</p> <p>It is a very detailed response to the questions set out in the consultation document and I hope will be given very careful consideration by the Council.</p> <p>I wish to make the following observations.</p> <p>For an ordinary member of the general public the volume and complexity of the documents and the additional documents that one would have to read and understand in order to fully appraise and give meaningful comment on the benefits or otherwise of the various options is a daunting task. I believe that the consultation period is far too short for a plan which will have such a dramatic impact on the size and character of Tring and the impact of the plans of the immediate environment and surrounding countryside</p> |
| <p>Include files</p> | |
| <p>Number</p> | <p>Question 47</p> |
| <p>ID</p> | <p>LPIO20775</p> |
| <p>Full Name</p> | <p>Christopher Townsend</p> |
| <p>Company / Organisation</p> | |
| <p>Position</p> | <p>Councillor, Tring Town Council</p> |
| <p>Agent Name</p> | |
| <p>Company / Organisation</p> | |
| <p>Position</p> | |
| <p>Your Opinion - Please state your opinion here</p> | |
| <p>Your response - Please add your response here</p> | <p>I also have a broader point that I would like noted. I believe that the consultation makes far too great a technical demand on the consultee. The documentation is very long and technical and it seems inappropriate to expect the intended consultee audience to understand the level of detail that is given. It would surely be possible to provide a more summarised consultation that is nonetheless meaningful? I find it particularly hard to believe that the average consultee can really answer questions as to whether the methodology applied in various policy areas is appropriate. I understand conceptually that having agreement on methodology is an ideal way to come to a balanced and fair outcome, but unfortunately it is unrealistic to require the general public to be able to really get into all the details. A better way forward would be to assert that particular methodologies have been provided or chosen and under those methodologies the choices available to the Borough are X, Y or Z and then leave the reader to choose X, Y or Z. Of course, as an appendix or similar the consultee could be provided with the chosen methodologies and support for them and asked for comments, but this must not be at the expense of providing a clear account of what choices we face.</p> |

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| | <p>But, in summary, I'm afraid my frustration is that the sheer level of detailed work required of the consultee effectively makes the process not fit for purpose.</p> <p>I recognise that a very significant amount of intellectual effort has been made by your team in creating the consultation, and feel very bad that as a user this has to be my considered view. But the reality is that if people can't effectively engage then regrettably we are not serving them as well as we could. The technical work is a fine foundation – but we need something that speaks to the average person in order to make sure that their voice is heard.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO20944 |
| Full Name | Paul Armstrong |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I tried to follow the link to make comments on line but found it sent me in circles. |
| Include files | |
| Number | Question 47 |
| ID | LPIO21005 |
| Full Name | Dawn Bryant |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>Firstly I would like to mention that Kings Langley is unfortunately governed by 2 Councils, Dacorum and Three Rivers, this has proved to be a disadvantage for Kings Langley. The Councils lack of communication has resulted in decisions being made without looking at the bigger picture - treating Kings Langley as a whole. With reference to the Green Belt I feel that residents/tenants the other side of the Grand Union Canal have not been given as much information as Dacorum residents. Kings Langley is as much their village as it is Dacorum.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO21088 |

| | |
|--|---|
| Full Name | Mrs Thelma Gillen |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | I wanted to comment by email instead of completing the on-line form because an online document of 60+ pages is not user-friendly. |
| Include files | |
| Number | Question 47 |
| ID | LPIO21440 |
| Full Name | Paul Walsh |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Q.47 Consultation process The DBC document is extremely complicated, long-winded, very difficult to follow, certainly not put together in 'layman's' language. It is designed to put people off commenting. |
| Include files | |
| Number | Question 47 |
| ID | LPIO21632 |
| Full Name | Ms Wendy Halford |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | However, it is impossible for me to assimilate all the information that is available on your website, and I can't even sensibly make a contribution via the Consultation Portal - I suspect I am not alone! I trust this procedure doesn't simply become a "tick box" venture |
| Include files | |
| Number | Question 47 |
| ID | LPIO21635 |
| Full Name | Lindsey Simpson |

| | |
|--|--|
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | While I appreciate the need to consult we are yet again given reams and reams of content work to through and a clunky system to respond with – it is a full time job to keep up with this. And I am still not able to get my login working to respond, hence this email. |
| Include files | |
| Number | Question 47 |
| ID | LPIO21674 |
| Full Name | David Mitchell |
| Company / Organisation | Redbourne Parish Council |
| Position | Chairman |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | Finally, it would seem that no consultation events have taken place in Piccotts End, Woodhall Farm and Redbourn village – the communities that would be most affected by this proposal. This should be rectified going forward. |
| Include files | |
| Number | Question 47 |
| ID | LPIO21731 |
| Full Name | Mr John Mawer |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | No I am submitting this document rather than completing the various sections. Although analysis may be easier, a questionnaire tightly restricts the consultee to the thinking of those questioning. |
| Include files | |
| Number | Question 47 |

| | |
|--|--|
| ID | LPIO21851 |
| Full Name | Mr Antony Harbidge |
| Company / Organisation | Berkhamsted Residents Action Group (BRAG) |
| Position | Chairman |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>I would also like to take this opportunity on behalf of our membership to make an official complaint as to how difficult it is for residents to consider and respond to the consultation. We have received 100s of complaints that DBC have deliberately made the whole process far too complicated, producing thousands of pages of documentation that very few people can read let alone digest. And then the portal is just not usable for many.</p> <p>I reproduce one of the more kind, but constructive complaints we have recieved:</p> <p>"I have to say that I did find it an extremely tedious process, sometimes having to go around in circles trying to get back to the consultation after saving each response (I was genuinely worried that if I hit the 'submit' button after putting in a comment I would be prevented from commenting on any more questions, although I now suspect that this would not have been the case), and then having to work down many pages to find the next question!</p> <p>For the last hour or so I have then had to go through the list of 'my responses' and found I could only 'submit' them one at a time, rather than en masse as I had imagined. So it should not be a surprise if others have simply given up in disgust at how very difficult the process is! When we took out the leaflets in Cedar Road there was one friend who though he had put in a number of comments, although without 'saving' or 'submitting' them, only to find that all his hard work had been wasted as he'd lost all but the most recent, and so had to start again!"</p> <p>BRAG agrees that many people with have given up in frustration. Future consultations must be made simpler and more user friendly.</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO22196 |
| Full Name | Mr Peter Gillard |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |

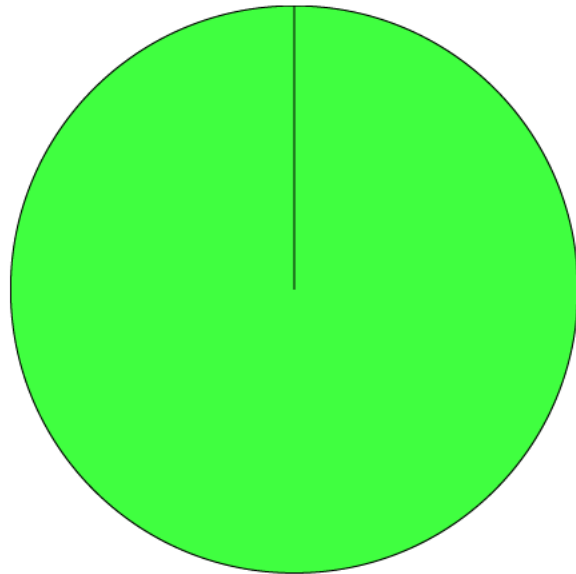
| | |
|--|--|
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>The Majority of the questions - please note the physical questions themselves which are self explanatory when viewed with the statement in comments below</p> <p>dont see the significance of the question note the answer to the questions themselves</p> <p>I have answered the questions as shown in the pages of this document. Where I have identified no to the questions raised I have not provided detailed information at this stage but will be happy to provide necessary detail to my responses when requested as part of the final close out to this consultation process. Regards [handwritten signature]</p> |
| Include files | |
| Number | Question 47 |
| ID | LPIO22528 |
| Full Name | Mr & Mrs Lisa-Lotte & Henrik Hansen |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | |
| Your response - Please add your response here | <p>We strongly disagree with the way this consultation has been done by preparing such an extensive document that most people struggle to understand unless they have prior knowledge or expertise in this area. It is neither fair nor realistic to expect people to respond to 46 questions in 6 weeks – especially the 6 weeks leading up to Christmas. The developers have had access to and have had meetings with members of the planning department for months prior to the public consultation and the timing and number of questions seem to have been designed with a view to put people off responding.</p> |
| Include files | |

Report Settings Summary

| | |
|-----------------------|---|
| Event | Local Plan Issues & Options November 2017 |
| Total Responses | 22,707 |
| Total Respondents | 2,376 |
| Filtered Responses | 279 |
| Filtered Respondents | 209 |
| Questions | <i>Do you have any other comments to make which are not covered by any of the previous questions?</i> |
| Filter | <i>(none)</i> |
| Consultation Point(s) | ID-4764281-QUESTION-48 |
| Pivot | <i>(none)</i> |
| Document Name | Question 48 - Summary Report |
| Created on | 2019-04-23 11:17:49 |
| Created by | Strategic Planning Admin |

Responses

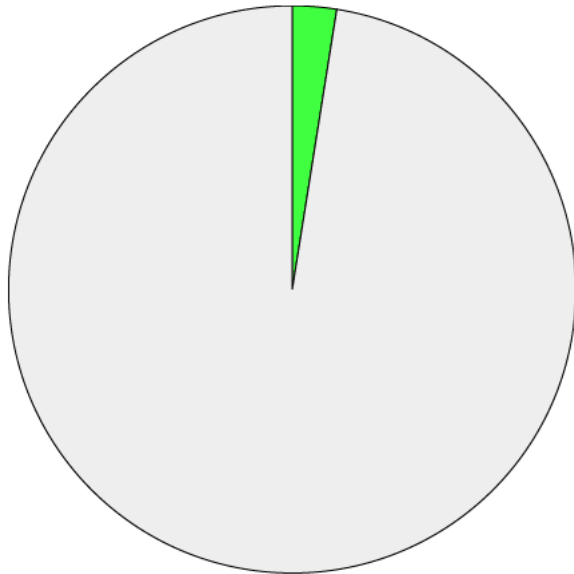
Question responses: 279 (100.00%)



| | % Total | % Answer | Count |
|--------------|----------------|----------------|------------|
| Responses | 100.00% | 100.00% | 279 |
| No Response | 0.00% | -- | 0 |
| Total | 100.00% | 100.00% | 279 |

Supporting evidence

Question responses: 7 (2.51%)



| | % Total | % Answer | Count |
|--------------------|---------|----------|-------|
| ■ File(s) Uploaded | 2.51% | 100.00% | 7 |
| ■ No Uploads | 97.49% | -- | 272 |
| Total | 100.00% | 100.00% | 279 |

Issues and Options All Responses to Question 48

| | |
|--|---|
| Number | Question 48 |
| ID | LPIO7203 |
| Full Name | Mrs Emma Ball |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | Please also advise how I may go about making a freedom of information request to understand what, if any, links may exist between councillors/relevant parties in the decision-making process and the companies/individuals who are tendering for contracts linked to the proposals being made. |
| Include files | |
| Number | Question 48 |
| ID | LPIO7255 |
| Full Name | Monica Roake |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | It is appreciated that as and when specific potential developments seek formal planning approval, there will be similar further opportunities for affected householders to comment/object. |
| Include files | |
| Number | Question 48 |
| ID | LPIO7283 |
| Full Name | Hilary Wight |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I object to the plan which I believe: - benefits already wealthy land owners. |

| | |
|--|---|
| Include files | |
| Number | Question 48 |
| ID | LPIO7287 |
| Full Name | C.J and M Roake |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | It is appreciated that as and when specific potential developments seek formal planning approval, there will be similar further opportunities for affected householders to comment/object. |
| Include files | |
| Number | Question 48 |
| ID | LPIO7355 |
| Full Name | Carol Atkinson |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | Q.48 – Other Measures to ensure that all homes are in fact occupied and not just furnished should be taken and more done to encourage mixed use living and retail or commercial use. I suspect that our population may not grow as much as anticipated as construction workers move back home |
| Include files | |
| Number | Question 48 |
| ID | LPIO7362 |
| Full Name | Mrs Elizabeth O'Reilly |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |

| | |
|--|--|
| Your response - Please add your response here | <p>We are writing in response to the current consultation in connection with the new proposed Single Local Plan.</p> <p>We do not propose to respond to each and every query raised within the consultation response – it pre-supposes that we accept that some sort of further development must happen within Berkhamsted.</p> <p>Please accept this letter as a formal response from both of us as separate individuals to your consultation.</p> <p>Letter attached</p> |
| Include files | Mr & Mrs O'Reilly Letter - LTR re Local Plan Consultation - 13.12.17 r |
| Number | Question 48 |
| ID | LPIO7365 |
| Full Name | Mr Nick O'Reilly |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>We are writing in response to the current consultation in connection with the new proposed Single Local Plan.</p> <p>We do not propose to respond to each and every query raised within the consultation response – it pre-supposes that we accept that some sort of further development must happen within Berkhamsted.</p> <p>Please accept this letter as a formal response from both of us as separate individuals to your consultation.</p> <p>Letter attached</p> |
| Include files | Mr & Mrs O'Reilly Letter - LTR re Local Plan Consultation - 13.12.17 r |
| Number | Question 48 |
| ID | LPIO7434 |
| Full Name | Rowan Scranage |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I have commented on questions on the online website however, I feel the need to express my concerns over the potential, permanent loss of green belt sites as a whole. The previous county and district plans support and preservation of communities and green belt between |

| | |
|--|---|
| | conurbations as clear priority, This proposal destroys the previous work to protect it ! |
| Include files | |
| Number | Question 48 |
| ID | LPIO7494 |
| Full Name | Ruth Briggs |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I am writing to you to express my concerns regarding the proposed housing development in Berkhamsted. I am aware that many residents will be writing to express their concerns and I firmly believe that you have a public duty to read, acknowledge and respond accordingly. Residents have dedicated many hours analysing, considering and discussing the plan and I hope that this consultation process uses their input to help keep Bekhamsted the special place is currently is.</p> <p>Please feel free to contact me if you require any further information on the response to the consultation.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO7496 |
| Full Name | Ruth Briggs |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I am writing to you to express my concerns regarding the proposed housing development in Berkhamsted. I am aware that many residents will be writing to express their concerns and I firmly believe that you have a public duty to read, acknowledge and respond accordingly. Residents have dedicated many hours analysing, considering and discussing the plan and I hope that this consultation process uses their input to help keep Bekhamsted the special place is currently is.</p> <p>Please feel free to contact me if you require any further information on the response to the consultation</p> |
| Include files | |

| | |
|--|---|
| Number | Question 48 |
| ID | LPIO7626 |
| Full Name | Mr Charles Gloor |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>On the topic of “Do you believe the Greenbelt in and around the Parish should be developed, as being considered in the Dacorum Local Plan Consultation” I would like to provide the answer of “no” qualified by the following:</p> <p>An Infrastructure Delivery Plan which is updated on an annual basis is referred to in the documentation. With a planned increase in the number of homes and population, this document / plan needs to be more often referred to so that we can better understand how the planned development will be sustainable through-out the development process. The links are tenuous which makes an informed response to the consultation difficult.</p> <p>The following quote from the FAQ page <i>“stakeholders to identify new infrastructure needs and ensure delivery of the required infrastructure. Once these have been identified to us, we can aim to address infrastructure shortages within our policy documents when we allocate sites.”</i> I have not seen the engagement of the other stakeholders and their respective responses on how increased building and population pressure will be addressed.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO7708 |
| Full Name | MR BILL BURGESS |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I would like to be kept informed of your activities, so please add my name to your interested parties |
| Include files | |
| Number | Question 48 |
| ID | LPIO7737 |
| Full Name | Mr Bruce Nixon |

| | |
|---|---|
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | DBC is not taking this issue seriously – nor the importance of addressing climate change which is the biggest threat issue humanity faces. Collectively we are not taking responsibility for the world we leave future generations. |
| Include files | |
| Number | Question 48 |
| ID | LPIO7973 |
| Full Name | Mr Norman Groves |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I have studied the display panels you recently provided at the Civic Centre, Berkhamsted; and read your online statements and the Berkhamsted Residents Action Group review of the issues and options. In general I agree with the BRAG analysis and arguments. I would like to confirm that I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name |
| Include files | BRAG response to Issues Options.pdf |
| Number | Question 48 |
| ID | LPIO8156 |
| Full Name | Kelly Singfield |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I don't not appreciate this leaflet being posted through my door at gone 10 o'clock tonight. This should be done during the day. This has just woke my children up and that's not what they need especially on a school night. Please employ people to do a proper job at a reasonable time |
| Include files | |

| | |
|--|--|
| Number | Question 48 |
| ID | LPIO8293 |
| Full Name | Mr Peter Shell |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | Because of the above I am not in a position to myself provide detailed answers to all the questions, but have seen the response prepared by BRAG and agree with their comments which should also be regarded as my own. |
| Include files | |
| Number | Question 48 |
| ID | LPIO8368 |
| Full Name | MR T AMSDEN |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | One final point, which is to express resentment at the repeated observation in the document that Tring and Berkhamsted are 'secondary' to the blessed Hemel Hempstead. In a planner's hierarchy I dare say that is so but from a citizen's perspective we do not consider ourselves secondary at all. Hemel plays very little part in most Tring people's lives. It can be argued that this concept permeates the Council's general attitude and ensures that Hemel gets a disproportionate amount of attention and priority at every opportunity. It is high time that changed. |
| Include files | |
| Number | Question 48 |
| ID | LPIO8390 |
| Full Name | Helen & Stuart Brown |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |

| | |
|--|---|
| Your response - Please add your response here | <p>The Berkhamsted Residents Action group have responded in full to the issues and options consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation the we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, we would like to take this opportunity to emphasize just a few of the most important points within that response</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO8405 |
| Full Name | Spencer Holmes |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO8444 |
| Full Name | Mrs Pat Berkley |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I/we request you accept this as confirmation that I/we wish DBC to duplicate BRAG's responses under my/our name.</p> |

| | |
|--|---|
| | However, I/we would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO8486 |
| Full Name | Mr Lawrence Sutton |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO8751 |
| Full Name | David Fitches |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Thank you for your reply to my mail to Mike Penning. Having read the URL you attached there was more information in it than I can absorb. I was surprised at the fact that such plans exist going far beyond my expected lifetime.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO8755 |
| Full Name | David Fitches |
| Company / Organisation | |
| Position | |

| | |
|--|--|
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | It would be useful if you could forward a map of where these development are to expected to take place. |
| Include files | |
| Number | Question 48 |
| ID | LPIO8809 |
| Full Name | MR SIMON LIGHT |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The 2036 Strategic Plan at the moment does not seem to sufficiently address some pertinent issues for the next 2 decades, namely:</p> <ul style="list-style-type: none"> • Targeted reduction in pollution - air, noise, light • Skills required for jobs in the area (and London) with rapid technological advances and digitisation of labour intensive skillsets • Productivity improvement alignment with the changing worklife balance • Changing nature of office working • The need for increased production and manufacturing from the economy generally <p>Significant ageing and creaking public transportation assets, particularly rail and bus services</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO9105 |
| Full Name | Anna Sapte |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I would also say that option 1a on the consultation would be more preferable. |
| Include files | |

| | |
|--|---|
| Number | Question 48 |
| ID | LPIO9286 |
| Full Name | PAUL SAUNDERS |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>In response to the questions (which are worded to support the Council's view, and are not independent), I and my family do not agree with the plans for suggested development. They are significantly beyond the local area's needs or ability to sustain.</p> <p>Proximity to a major road (M25) is not enough to suggest capability to accept the massive growth.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO9455 |
| Full Name | Mr Oliver Luff |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Parking must be provided a basis of minimum 1, if not 2, spaces per household. If not 2, suitable provision for city car club/zip car style spaces should be provided. It is simply incorrect that people can live in places like Kings Langley and commute to places of work. Indeed the largest industrial development of Arla 41 is nearly totally inaccessible to the community of Kings Langley by public transport, and the irony of it being a dairy processing facility is not lost on me. I am sure 3,380 homes requires a further 2,000-3,000 jobs in the local area, which is accessible.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO9504 |
| Full Name | Duncan Eggar |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |

| | |
|---|--|
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | CAUTION. Please don't fall into the trap that I understand has occurred near Exeter, whereby locals did not wish to move into the new housing and the local authority resorted to importing large numbers of people who had 'housing needs'. I have been led to understand that the new people did not integrate with existing residents and there was a marked increase in crime and drugs |
| Include files | |
| Number | Question 48 |
| ID | LPIO9841 |
| Full Name | Mr Paul Wardle |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | In addition we would like to state that we fully agree with the detailed response submitted by the Berkhamsted Residents Action Group (BRAG) in response to this consultation. |
| Include files | BRAG response to Issues Options.pdf |
| Number | Question 48 |
| ID | LPIO9868 |
| Full Name | CR & LD JENNINGS |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | We do not feel qualified to answer all questions, but would like to offer answers on Q38 to Q46 which chooses between various options. |
| Include files | |
| Number | Question 48 |
| ID | LPIO9938 |
| Full Name | Mr and Mrs Alan Bickerton |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |

| | |
|---|--|
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>We already have a large development approved at the west end of Tring which presumably is due to start soon or will lose its planning consent.</p> <p>If builders/owners of land which has been approved for building do not act in a reasonable time then planning consent should be withdrawn and the land returned or put into the Green Belt. This situation puts pressure on the councils to give planning consent in other areas which are not suitable.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO10016 |
| Full Name | mr Kevin Smith |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q46. Sites proposed for Berkhamsted suffer from similar problems/constraints, but central to the problems is the fact that Berkhamsted doesn't have the infrastructure or the capacity to improve the infrastructure to accommodate excessive growth. Berkhamsted is a small linear Market Town and the majority of sites proposed are highly visible ridge top sites, which are an anathema to the concept of sustainable development.</p> <p>BRAG response to Question 46 (please note full document is attached to Q46)</p> <p>Question 46 <i>Do you have any feedback on any of the sites contained in the draft Schedule of Site Appraisals?</i></p> <p>This exercise is flawed. Whereas a particular site might be deemed to have and 'insignificant' negative impact, the sites when combined could have a significant negative impact on, for example, water, pollution etc. it is the cumulative impact of development past, present and that proposed in the immediate and neighbouring area on sustainability which should be assessed.</p> <p>NB this is particularly the case for Berkhamsted which has the most "negative but not significant" sites, many</p> |

of which are in close proximity to one another and to ongoing and planned developments.

BRAG believes that DBC are 'putting the cart before the horse' in offering specific Green Belt sites for consultation in the draft Schedule of Site Appraisals.

In order for the Planning Inspector to find the current Core Strategy sound, it is true that DBC had to commit to an early "partial review" which needed to include an assessment of "the role and function of the Green Belt affecting Dacorum, including long term boundaries", but the Inspector also made it clear that "more significantly" the review had to assess "the role that effective co-operation with local planning authorities could play in meeting any housing needs arising from Dacorum."

In the end, DBC surprisingly decided to form a whole new plan rather than just completing the required partial review and, although 'parking' the issue of St Alban's proposed expansion of East Hemel, pressed ahead with a Green Belt review (stages 1 & 2) that has proved to be a deeply flawed process (see <http://www.nosouthberkhamstedconcept.com/wp-content/uploads/2016/06/BRAG-Analysis-of-the-Green-Belt-Review-for-the-DBC-SM-Facsimile.pdf> for a full analysis of stage 1). In short, both of the DBC commissioned papers provide text book examples of 'Confirmation Bias' from a pro-development starting point and academic arguments against the effectiveness of Green Belt in general.

BRAG believes that any Green Belt review should have been carried out 'blind' of any ownership issues. If some discreet areas of land were found to have failed to meet the Green Belt assessment, then a boundary change could be recommended, but only for the specific area that failed the test. There can be no justification for removing adjacent Green Belt land just because it comes under the same ownership and is being promoted for development. But this is exactly what the Green Belt review appears to set out to do.

The proposed excessive development of Berkhamsted is driven by the demand of developers to build where they can make most profits, but Government policy is clear that demand for housing cannot change Green Belt boundaries. BRAG contends that, in accepting the Green Belt review as written, DBC are complicit with developers in trying to force Green Belt boundary changes simply on the basis of demand.

A full impartial review would have identified defensible "long term boundaries" and that should have been put out for consultation **prior** to assessing specific sites and prior to this full New Local Plan Consultation. Given central Government's continued commitment to protecting and strengthening the Green Belt, BRAG believes that this would have been a more logical process and is what the Core Strategy Planning Inspector intended.

However, notwithstanding these objections to the process BRAG does have feedback on the sites relating to Berkhamsted and Northchurch.

Suggestion throughout that provision of housing "could help the local economy and encourage provision of local

services” and that development of sites “could help to maintain community vibrancy and vitality” totally ignores the topography of the town. More houses likely to mean quite the opposite with increased congestion, reduction in commercial viability of existing commercial and retail centre of the town, a diminished attraction to tourists and a change from a successful vibrant market town to a soulless commuter enclave with little community cohesion.

Proposed Approaches are set out – and then ignored in the selection of sites for development There are several issues that have not been addressed before sites are identified –

- DBC list of suggested policies for the new Local Plan needs to be fleshed out before sites can be judged against them
- Highways – LTP needs to be published to analyse in detail any proposals
- Flooding – SFRA not completed

The Emerging Core Strategy states: Built Character

- The open valley sides would be particularly sensitive to the effects of new
- Summary of key principles include – suburban housing neighbourhoods on upper valley sites – detached housing on large plots at very low densities. New development should be low

Key views

- The UDA highlights that the valley form allows for a number of scenic views across the valley sides to and from the surrounding countryside. There are also several strong view corridors within Berkhamsted town centre, especially along the canal and at the opposite ends of the High Street. Development is generally visible off the crest of the valley side, except at Shootersway. The main routes into Berkhamsted and Northchurch provide attractive ‘green’, semi-rural and suburban

Berkhamsted Vision

Ø New development will be high quality, sustainable and locally distinctive that respects and protects the built and natural heritage of the town, the canalside environment, and the character of neighbourhoods.

Looking after the Environment

- The settlement is linear in form and follows the valley topography. New development should respect this broad structure. The open valley sides and ridge top locations are especially sensitive to new building and development in these locations will not be The Urban Design Assessment (UDA) stresses, the need to safeguard views across the valley (such as up the dry valley from Berkhamsted Castle), and in controlling building heights as you rise up the valley sides. The A41 Bypass will not represent the natural southern boundary to the town.
- The UDA sets out a range of principles that we will take forward that will help guide development in

the town and protect its character (see Table 1). Appropriate forms and densities of housing development are sought, including housing types and building heights. Progressively lower density development is encouraged further away from the high-density town centre and conservation. This approach will reinforce the existing character and quality of areas. Particular emphasis is given to protecting the lower density on the outskirts of Berkhamsted as it represents a transition from town to the open countryside of the Green Belt.

Social and personal welfare

- Berkhamsted should accommodate moderate levels of growth given it is the second largest settlement in the borough, the need to maintain the vitality of the settlement, and to ensure sufficient affordable housing is its strong character, setting, and school capacity restrict the extent of growth. Most of the growth can be met within sites in the existing urban area.

Economic prosperity

- Berkhamsted town centre has a vibrant mix of shopping, services, food and drink outlets and leisure facilities, all set against a High Street of high quality historic character. This provides it with a strong character. The UDA supports protecting its historic character, encouraging a mix of uses, and promoting increased densities given its sustainable location. The Saturday street market adds to its attraction together with a well-developed evening economy that draws visitors from a wide area. A compact centre needs to be maintained with a lively range of uses, given the elongate nature of the settlement. This will help protect the key district shopping and service role of the centre.

Comments on individual sites

Be-h1 Land south of Berkhamsted

Core Strategy rejected this option for the following reasons

- Strong countryside/Green Belt
- Development would be highly visible from this prominent ridge top
- Erosion of buffer between bypass and existing built up
- Poor relationship to town centre services and facilities, employment land and
- Important transition area between the town and open countryside would be
- This could also set a precedent for further development of land southwards to the
- Not well related to existing
- Visual impact on important gateway to town from A416 and
- Proximity of A41

- Potential impact on the setting of Ashlyn's

This land has been promoted many times before and the largest parcel within Be-h1 has been robustly rejected by previous Planning Inspectors – “The present Green Belt boundary runs along the rear boundaries of the properties fronting Upper Hall Park which in my view forms a clearly defined, firm and defensible limit to the built-up area. In its present open and undeveloped condition, the site contributes to one of the primary purposes of the Green Belt, namely preventing the outward spread of the urban area and safeguarding the adjoining countryside from encroachment.” Nothing has physically changed

Current Site Appraisal raises significant issues that contravene the Dacorum and Berkhamsted Visions – extracts below

- Substantial loss of Green Belt land and major southward expansion of the town on the open upper valley sides up to the A41.
- The loss of productive farm
- Impact on the Green Gateway into the town – impact on transition area from urban to countryside
- The land is not well related to existing services and facilities in the town
- Located at a distance from the town centre which would discourage walking and cycling – in addition the gradient between the town centre and the site may make walking and cycling difficult
 - Additional traffic created by the site could add to existing problems in the AQMA at Northchurch

o Located near A41 – noise levels could affect health and wellbeing even with the proposed acoustic bunds in place

- Large-scale development will place significant pressure on local infrastructure, particularly schooling and the local highway network.
 - The ability of these roads to accommodate additional traffic should be tested, particularly Swing Gate Lane and any potential to upgrade
 - Capacity of Shootersway / Kingshill Way junction and other local junctions will need to be confirmed, especially given cumulative impact of existing and other promoted development. Sustainability

Site Appraisal acknowledges that the distance from key facilities and services and its valley ridge location would discourage movements by foot or cycle

Site Appraisals all negative issues – mitigation relies on

- The proposal offers opportunity to create a new planned neighbourhood expansion of the town with a range of associated local services and facilities. It is of a size to deliver larger-scale infrastructure and contribute to improving transport links through the creation of an east-west link road (connecting Swing Gate Lane with Chesham Road), although

this will need to be tested. It also allows potential to secure a range of social, leisure and community facilities.

BRAG gave evidence at the Core Strategy showing that the so called benefits are unlikely to materialise, are not sustainable or are simply required to facilitate the new development itself, giving no benefit to the wider community and indeed would pile extra stress on the already creaking infrastructure. In particular:

- Proposed east-west link is promoted as benefit to the wider community. However, at the Accessibility session of the Core Strategy Hearing the Inspector accepted the conclusions of all attendees (including DBC and Herts County Council Highways Department) that the 'link' could not work as promoted by the developer and was simply required to facilitate the proposed new development. As such it cannot be accepted as benefit for the community as a whole and is shocking that it appears as such in a DBC site appraisal. It is likely to generate rat runs – cutting out road system around Chesham Road (which is one-way for the majority) and Shootersway – leading to unintended consequence of massive congestion as cars are forced down Swing Gate Lane – which does not have the capacity – and then additional traffic on all the Hall Park estate roads as cars seek to avoid traffic jams with A4251
 - Additional 2000 cars (c12,000 car movements per day) – contrary to local plan policies and creating increased greenhouse gas emissions
- Parts of this ridge top location would be highly visible from AONB land and intrusive
- Commuter estate – lack of community cohesion – no contribution to vision of a 'sustainable and vibrant market town'
- Suggestion of new primary school – rejected by DBC at Core Strategy Does not fit with education strategy.
- Secondary school places inadequate
 - Affordable housing – cut off from town and all facilities – requirement for car – will not generate vision of 'inclusive community'
 - Not appropriate siting for growing elderly population An increasing elderly population will have more reliance on cars etc and the distance from town and all vital facilities will be a key factor in their integration into the community or isolation from
 - Previous suggestions to improve traffic flow in Swing Gate Lane by banning parking totally unfeasible and detrimental to community.
- Additional dangers of steep roads in winter. In recent years, bad winters have become a regular occurrence and, in some cases, freezing conditions have lasted for several days. Most roads leading

south out of the valley were not cleared or treated and buses either found them impassable or proceeded with great difficulty. Refuse collection had to be cancelled and four wheel drive vehicles had difficulty in coping. The inaccessibility of the hills caused many drivers to abandon their cars on the London Road, exacerbating travel problems. The weather-related accessibility problems for any developments on the valley ridge will require some form of snow clearance programme. This definitely has not happened in recent years mainly on the grounds of cost and once, we believe, when there was a national shortage of salt. We can find no evidence that this particular issue has been

- Sustainable travel aspirations are unrealistic. Cycling is the least popular mode of travel and, during BRAG's traffic surveys, it was very rare to see a cyclist, especially ascending the hill. With long, very steep gradients, some of which are 1:11, cycling is accepted not to be a realistic alternative form of
- Walking is a popular mode of travel for those living within one mile of the town centre or the railway station, currently, 12% of commuters walk. In the DfT 'Sustainable Travel Towns' initiative, walking trips per person grew by some 13%. If applied to Berkhamsted, the numbers walking would increase to just 13½% but again the steep gradients would not promote walking in this site. We accept that bus travel offers the best hope for reducing car use but many of the ideas put forward in the Strategy Document and supporting papers do appear over-optimistic. A large proportion of Berkhamsted resident already live within ten minutes of a bus stop and, generally, the services to the town centre and further afield are good but usage, for any purpose, remains
 - Suggestion of 'bus loop' not viable solution as clearly demonstrated at Core Strategy Inspection. Berkhamsted bus routes have decreased in recent years. Would not meet requirement for 1000 home to reach employment, schooling etc in rush hour or have any significant impact on car journeys
 - **Important issue** – TRL states "The scale of development at this site is out of scale with employment opportunities in Berkhamsted and therefore it is likely that many of the new dwellings will be occupied by commuters to other towns/areas for work. Whilst the site is situated within 2km of the railway station there remains the likelihood that a high proportion will commute to work or make their journey to the station by private "
 - Berkhamsted railway station and commuter line to Euston is already at full
 - Suggestion of local services and facilities shown to not to be viable at last Core

Strategy inquiry – BRAG has letters from commercial surveyors relating to local retail provision not being a sustainable option

- Suggestion of local employment opportunities in 'local centre' or business units – generate more car journeys – not viable anyway
- GP / health provision – town struggling to meet current demand. National shortage of GPs – unlikely that a new practice would be established on South Berkhamsted site – significant distance to current practices
- Suggestion that “this increased number of resident in the town would make facilities and shops more viable” – they have already identified the difficulties in accessing the town and facilities – will either massively increase congestion and drive away business from the town – or will commute out and use other towns and facilities – in either case providing NO 'sustainable Prosperity' to Berkhamsted
 - Impact on wildlife – reduction on wildlife corridor – forcing wildlife to cross A41 – TRL recognises loss or damage to habitats including Long Green wildlife site and Brickhill Green wildlife site
- Development of site threatens ancient woodland (Long Green), while environmental policies suggest this would be an ideal area to plant more trees and expand existing woodland rather than creating more
- Suggestions of managed woodland doubtful – who would have responsibility
- Area of Archaeological significance affects part of the land
 - Site appraisal says the 'Potential linkages with B-h2 could be explored' – would exacerbate all the problems and block wildlife corridor even more
- Site is insufficient on its own, but could be phased with other
- Site is part of the open transition area between the town and the wider
- New building could set a precedent for further development of land southwards to the
- Site is too small to offer scope for additional town-wide leisure
- Identified in Site Appraisal as - Located at a distance from the town centre which would discourage walking and cycling

– in addition the gradient between the town centre and the site may make walking and cycling difficult

- Cumulative negative impact on Berkhamsted infrastructure with little contribution
- Likely to become another commuter area contributing nothing to vibrancy and vitality of the town
- Increased car use and growth in level of greenhouse gas emissions
- Poor and possibly dangerous access onto Shootersway and congestion issues given adjacent development at
- Inadequate capacity of Shootersway - the impact of any development on road capacity must be assessed alongside the cumulative impact of ongoing development, that already planned for and any other proposed development along Shootersway.
- Located near A41 – noise levels and car emissions could affect health and wellbeing
- Suggested public open space at rear of site – unsuitable as close to A41 noise and car emissions – also closes off wildlife corridor
 - Affordable housing too far from town centre and facilities/service – would require car – not contribute to community cohesion or sustainable prosperity
- Continues 'domino effect' of development along the ridge top that DBC was warned about
 - Loss of playing pitches – suggested replacements even further from town centre on other side of A41 – increasing car journeys even more
- Potential archaeological remains
 - Sustainable travel aspirations are unrealistic. Cycling is the least popular mode of travel and, during BRAG's traffic surveys, it was very rare to see a cyclist, especially ascending the hill. With long, very steep gradients, some of which are 1:11, cycling is accepted not to be a realistic alternative form of
- Walking is a popular mode of travel for those living within one mile of the town centre or the railway station, currently, 12% of commuters walk. In the DfT 'Sustainable Travel Towns' initiative, walking trips per person grew by some 13%. If applied to Berkhamsted, the numbers walking would increase to just 13½% but again the steep gradients would not promote walking in this site. We accept that bus travel offers the best hope for reducing car use but many of the ideas put forward in the Strategy Document and supporting papers do appear over-optimistic. A large proportion of Berkhamsted resident already live within ten minutes of a bus stop and, generally, the services to the town centre and further afield are good but usage, for any purpose, remains low.
- Proximity to Chilterns
- Strong countryside/Green Belt boundary would be
- Impact on valley sides and important dry valley

- Fails to meet Berkhamsted Vision
 - facilities and services not accessible
 - Public transport cannot be used and provision for walking and cycling not viable - suggestions that residents would walk to and from the town on any pathway provided highly unlikely
 - Only separated from AONB by Ivy House Lane a single-track road and was rejected in past inquiries
 - Site is not only visible to the immediate surrounding residents but also distant views from as far away as four miles down the valley at Westbrook Hay and other strategic vantage points
 - AONB currently separated from development at Hunters Park by this open agricultural area
 - Plot rises from Ivy House Lane in east to Hunters Park – no screening could be effective
 - Development of the site will result in loss of valuable regularly cultivated arable land where over at least the past 40 years cereal/rapeseed crops have been harvested annually
 - Access is single track road with pinch points that cannot be widened (1800 car movements per day) – leading into a railway bridge and narrow congested roads to the south, or a narrow lane to the north leading to a junction with The Common at a point near to a hazardous
 - Traffic to the town and station would then flow south down Gravel Path which is already a busy road used heavily in rush hours and constantly during the day, or along to New Road, entering the town via single lane
 - Suggested bus route runs two buses per day in each direction – not a viable alternative to car usage
 - No public footpaths in the vicinity affecting walking to the nearest bus stop (more than the 300m away stated) and certainly no safe access for schools and children
 - Poor accessibility to schools and all other facilities
 - Water supply in the area has been subject to frequent repairs along Gravel Path. The road has been closed 3 times in Autumn 2017 for more than 4 days on each occurrence as well as part closed for other repairs. The water supply has been cut off without notice at night on 3 occasions during the Summer

months of 2017, apparently due to low pressure.

- Residential development will destroy a natural habitat for local wildlife such as deer, muntjacs, badgers, hares, bats, ducks, pheasants and many bird species (owl, woodpeckers, thrushes, blackbirds, robins, swallows, heron) and the effect of pollution on night flying fauna should not be
 - Sustainable travel aspirations are unrealistic. Cycling is the least popular mode of travel and, during BRAG's traffic surveys, it was very rare to see a cyclist, especially ascending the hill. With long, very steep gradients, some of which are 1:11, cycling is accepted not to be a realistic alternative form of transport. There is no dedicated cycle route near the site
- Walking is a popular mode of travel for those living within one mile of the town centre or the railway station, currently, 12% of commuters walk. In the DfT 'Sustainable Travel Towns' initiative, walking trips per person grew by some 13%. If applied to Berkhamsted, the numbers walking would increase to just 13½% but again the steep gradients would not promote walking in this site. We accept that bus travel offers the best hope for reducing car use but many of the ideas put forward in the Strategy Document and supporting papers do appear over-optimistic. A large proportion of Berkhamsted resident already live within ten minutes of a bus stop and, generally, the services to the town centre and further afield are good but usage, for any purpose, remains low.

- Strong countryside
- Impact on landscape/Chilterns
- Impact and visibility of development on valley
- Poor relationship to town centre services and facilities, employment land and

- Fails to meet Berkhamsted Vision
 - facilities and services not accessible
 - Public transport cannot be used and provision for walking and cycling not viable - suggestions that residents would walk to and from the town on any pathway provided highly unlikely

- Suggestion that it is relatively close to shops at Northchurch risible – especially as the same Site Appraisal points out the steep gradient and distance
- Parking at Northchurch already insufficient – no capacity for additional cars from ridge top
 - Exits onto Shootersway an already overstretched road at a point near to the large new development – Bearroc [Taylor Wimpey]. One of the major concerns of the Council in granting permission for development at Bearroc was the traffic that would be generated. Any additional development in this area will exacerbate the problems of traffic congestion and air pollution. Additional traffic created by the site could add to existing problems in the AQMA at Northchurch
- No public transport within reach. Suggestions that this development would increase the viability of new public transport provision is unrealistic. Little likelihood of commercial viability for even a few services per day and majority of journeys would be made by car
- Suggestion of 'bus loop' therefore not viable solution. Berkhamsted bus routes have decreased in recent years. Would not meet requirement to reach employment, schooling etc in rush hour or have any significant impact on car journeys
- Site falls within area of Archaeological significance
- Adjacent to Chilterns AONB
- Suggestion of potential new primary school – not part of Berkhamsted education policy
- Lack of secondary school capacity – Ashlyns School
- Same arguments on accessible housing – distance from facilities and services
 - Sustainable travel aspirations are unrealistic. Cycling is the least popular mode of travel and, during BRAG's traffic surveys, it was very rare to see a cyclist, especially ascending the hill. With long, very steep gradients, some of which are 1:11, cycling is accepted not to be a realistic alternative form of
- Walking is a popular mode of travel for those living within one mile of the town centre or the railway station, currently, 12% of commuters walk. In the DfT 'Sustainable Travel Towns' initiative, walking trips per person grew by some 13%. If applied to Berkhamsted, the numbers walking would increase to just 13½% but again the steep gradients would not promote walking in this site. We accept that bus travel offers the best hope for reducing car use but many of the ideas put forward in the Strategy Document and supporting papers do appear

over-optimistic. A large proportion of Berkhamsted residents already live within ten minutes of a bus stop and, generally, the services to the town centre and further afield are good but usage, for any purpose, remains

- Site is insufficient on its own, but could be phased with other
 - Some distance from the town
 - Next to the Chilterns
 - Site is too small to offer scope for additional town-wide leisure
 - The canal bridge on New Road is narrow and results in poor pedestrian access to local
 - Visually prominent
 - Proximity to railway
 - Impact on setting of the
-
- Close to canal - undermines Berkhamsted Vision “protecting key historic and environmental assets such as the Grand Union Canal and the River Bulbourne”
 - Close to Northchurch AQMA
 - Traffic congestion at junction of North Road with Northchurch High Street will be exacerbated
 - Parking difficulties and concerns for safety of children attending St Mary’s School – recent death of nine year old girl in road accident
 - Noise from railway
 - Distance from town centre services and vital facilities
 -
-
- Some distance from the town
 - Important transition area between the town and open
 - New building could set a precedent for further development of land to the A41
 - Site is too small to offer scope for additional town-wide leisure
 - Very close to the
-
- Fails to meet Dacorum or Berkhamsted Vision
 - facilities and services not accessible
 - Public transport cannot be used and provision for walking and cycling not viable - suggestions that residents would walk to and from the town on any pathway provided through Bearroc is absurd

- Situated at ridge top location at a distance from employment, retail, health and community
- Negative impact on adjacent AONB and concern for existing Tree Preservation Orders
- Site of archaeological significance
- Not recommended for removal from Green Belt

o Exits onto Shootersway an already overstretched road at a point opposite to the large new development – Bearroc [Taylor Wimpey]. One of the major concerns of the Council in granting permission for development at Bearroc was the traffic that would be generated. Any additional development in this area will exacerbate the problems of traffic congestion and air pollution. Additional traffic created by the site could add to existing problems in the AQMA at Northchurch

- No public transport within reach. Suggestions that this development would increase the viability of new public transport provision is unrealistic. Little likelihood of commercial viability for even a few services per day and majority of journeys would be made by car
 - Sustainable travel aspirations are unrealistic. Cycling is the least popular mode of travel and, during BRAG's traffic surveys, it was very rare to see a cyclist, especially ascending the hill. With long, very steep gradients, some of which are 1:11, cycling is accepted not to be a realistic alternative form of
- Walking is a popular mode of travel for those living within one mile of the town centre or the railway station, currently, 12% of commuters walk. In the DfT 'Sustainable Travel Towns' initiative, walking trips per person grew by some 13%. If applied to Berkhamsted, the numbers walking would increase to just 13½% but again the steep gradients would not promote walking in this site. We accept that bus travel offers the best hope for reducing car use but many of the ideas put forward in the Strategy Document and supporting papers do appear over-optimistic. A large proportion of Berkhamsted resident already live within ten minutes of a bus stop and, generally, the services to the town centre and further afield are good but usage, for any purpose, remains
- Encroachment of the urban area along the valley bottom and into adjoining open
- Distance from the town centre services and facilities, employment land and
- Impact on setting of the River
- Reduction in the degree of separation between the town and Bourne End

- Expansion of town to east - would significantly alter Gateway to Berkhamsted
 - Located in Berkhamsted Conservation Area
 - Impact on adjacent AONB
 - Risk of flooding identified in assessment
 - Distance from town centre – walking or cycling route to town adversely affected by any additional traffic to/from South Berkhamsted
 - Suggestion of provision of local play space – edge of town not a practical site
 - Adjacent site delivered NO affordable homes – suggestion that this site will deliver 20 affordable homes
 - Suggestion of specialist elderly person’s accommodation on site – at a distance from the town centre facilities and services - residents won’t be walking and cycling to the town
-
- Site appraisal recommends exclusion from further assessment and retain as green belt
 - Site lies within CAONB – large-scale development opportunities to be avoided
 - At a distance from immediate urban edge and would extend town further into countryside
 - Close to ancient woodland
 - Loss of leisure facility
 - Ridge top - Poor accessibility to employment, retail, health and community services – no public transport - increased car usage
 - Impact of additional traffic onto Shootersway and potentially in Northchurch - Additional traffic created by the site could add to existing problems in the AQMA at Northchurch
 - Fails to meet Dacorum or Berkhamsted Vision
 - facilities and services not accessible
 - Public transport cannot be used and provision for walking and cycling not viable - too far for residents to walk to and from the town
 - Sustainable travel aspirations are unrealistic. Cycling is the least popular mode of travel and, during BRAG’s traffic surveys, it was very rare to see a cyclist, especially ascending the hill. With long, very steep gradients, some of which are 1:11, cycling is accepted not to be a realistic alternative form of transport.
 - Walking is a popular mode of travel for those living within one mile of the town centre or the railway station, currently, 12% of commuters walk. In the DfT 'Sustainable Travel Towns' initiative, walking trips per person grew by some 13%. If applied to Berkhamsted, the numbers walking would increase to just 13½% but again the steep gradients would not promote walking in this

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| | <p>site. We accept that bus travel offers the best hope for reducing car use but many of the ideas put forward in the Strategy Document and supporting papers do appear over-optimistic. A large proportion of Berkhamsted resident already live within ten minutes of a bus stop and, generally, the services to the town centre and further afield are good but usage, for any purpose, remains low.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO10063 |
| Full Name | Jill Mewha |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO10085 |
| Full Name | Melanie Frankel |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> |

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| | However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO10180 |
| Full Name | Natalie Crane |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO10285 |
| Full Name | John and Jane Beeley |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> |

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| | However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO10289 |
| Full Name | Kathleen Lally |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I am writing in response to the latest plan for housing development in Berkhamsted, most of which suggests an excessive and impractical number of new houses. I have read your Local Plan 2017 and I have read the reply of Berkhamsted Residents' Action Group (BRAG) and agree that <u>Option 1B is the only option acceptable</u> . I agree entirely with the BRAG response to your plan. |
| Include files | |
| Number | Question 48 |
| ID | LPIO10384 |
| Full Name | J&P Savage |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | Secondly, the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO10385 |
| Full Name | Ben Stutman |

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| Company / Organisation | Buckinghamshire County Council |
| Position | Growth & Strategy Graduate Officer |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Buckinghamshire County Council (BCC) has a statutory role for strategic planning as the County Highways Authority, County Transport Authority, County Flood Authority, County Education Authority and County Minerals and Waste Planning Authority. It also has an obligation for joint working with District Councils within Buckinghamshire on their Local Plans. The County Council also fulfils other functions which advise on planning proposals such as the County Archaeology service which maintains the local Historic Environment Record, the County Ecology Service which has responsibility for monitoring and protecting the natural environment including the maintenance of the Bucks and Milton Keynes Environmental Records Centre and ecological resource of the County and the Public Rights of Way service which has responsibility for the managing and maintaining the County's Definitive Map.</p> <p>BCC as a statutory Authority has an influencing role over County wide strategic planning matters with its District and neighbouring authorities as part of the duty to cooperate (Localism Act 2011) and a public health obligation to safeguard social, economic and environmental wellbeing of the County; it is in this context that I have set out the comments of the County Council in the attached appendix. Our comments mainly relate to education, transport and highways, Green Belt, Green Infrastructure and heritage.</p> <p>Thank you again for the opportunity to comment on the Dacorum Local Plan Issues and Options Consultation. If you have any further queries or would like to meet to discuss cross boundary matters emerging plan proposals, please contact the BCC Strategic Planning team</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO10448 |
| Full Name | Mr Daniel Parry |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |

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| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p>My attention has been drawn to the Dacorum Local Plan to which I strongly object. I note Berkhamsted's proximity to the Chilterns AONB, and am mindful of local policies requiring brownfield sites to be developed ahead of virgin greenfield sites. I consequently urge you to accept the following points.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO10497 |
| Full Name | David Burbidge |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, <u>I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name</u></p> <p><u>However, I would like to take this opportunity emphasize just a few of the most important points within that response</u></p> <p><u>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name</u></p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO10547 |
| Full Name | Mr Stephen Doughty |
| Company / Organisation | |
| Position | |
| Agent Name | |

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| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. |
| Include files | |
| Number | Question 48 |
| ID | LPIO10548 |
| Full Name | Mr Roger Petts |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. (please note full document is attached to Q46) |
| Include files | |
| Number | Question 48 |
| ID | LPIO10642 |
| Full Name | Simon Chilton |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. |
| Include files | |

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| Number | Question 48 |
| ID | LPIO10693 |
| Full Name | Sally and David Williams |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | Please register as support for BRAG's submission. Please add our names to any lists of objectors you may be submitting [Please register as support for BRAG's submission.] |
| Include files | |
| Number | Question 48 |
| ID | LPIO10741 |
| Full Name | Mrs Jenny Jenkins |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to emphasise a few of the most important points within that response that I strongly agree with: |
| Include files | |
| Number | Question 48 |
| ID | LPIO10798 |
| Full Name | Grant Imlah |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |

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| Your response - Please add your response here | <p>Moreover i am aware that The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO10855 |
| Full Name | Christopher Stafford |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO10886 |
| Full Name | Sheila Dawkins |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I have studied the above plan, accessed the BRAG website, and attended the Berkhamsted Citizens Association Visioning Evening on 15 November and the Berkhamsted Town Council presentation on 22 November.</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as</p> |

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| | confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO11001 |
| Full Name | Mrs Patti Whittle |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO11219 |
| Full Name | Jon Rollit |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name However, I would like to take this opportunity emphasize just a few of the most important points within that response. BRAG response please note full document is attached to Q46) |
| Include files | |
| Number | Question 48 |

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|--|--|
| ID | LPIO11309 |
| Full Name | Kate Locke |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>In addition I would reiterate the extensive points made in the BRAG response to the 'Issues & Options' consultation. I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. The Berkhamsted Residents Action Group (BRAG) has responded in full.</p> <p>In addition, I like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>BRAG response please note full document is attached to Q46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO11310 |
| Full Name | Rachel Hesslegrave |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please ensure that our responses are recorded separately in any outturn report of consultation findings.</p> <p>This letter is our response to the current issues and options consultation in connection with the new proposed Single Local Plan. Please accept this email as a formal response from both of us, as separate individuals, to your consultation.</p> <p>We have not responded to every question raised within the consultation document because the exercise is based on the incorrect supposition that we accept that further development must happen in Berkhamsted.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO11314 |
| Full Name | Mark Hesslegrave |

| | |
|--|---|
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please ensure that our responses are recorded separately in any outturn report of consultation findings.</p> <p>This letter is our response to the current issues and options consultation in connection with the new proposed Single Local Plan. Please accept this email as a formal response from both of us, as separate individuals, to your consultation.</p> <p>We have not responded to every question raised within the consultation document because the exercise is based on the incorrect supposition that we accept that further development must happen in Berkhamsted.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO11394 |
| Full Name | Ms Lorraine Gilmore |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>BRAG has responded in full to the 'Issues & Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish Dacorum Borough Council (DBC) to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasise some of the most important points within that response.</p> <p>I live in Berkhamsted and have seen this historic market town grow in an unsustainable manner placing incredible pressure on its infrastructure including our roads, schools and GPs. Berkhamsted has already had 34% more houses built than the target, whilst Hemel Hempstead is 21% below target. The impact of Dacorum Borough Council's Local Plan will destroy the character of the town and create huge problems. It is for these reasons that I originally joined SYBRA, and now the Berkhamsted Residents Action Group (BRAG).</p> |

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| | BRAG response to Questions (please note full document is attached to Q46) |
| Include files | |
| Number | Question 48 |
| ID | LPIO11395 |
| Full Name | Conian |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I am writing in response to the current consultation to register my views on the proposals.</p> <p>As the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation and to avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response, to add some of my own comments.</p> <p>....</p> <p>BRAG response to Question (please note full document is attached to Q46)</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO11703 |
| Full Name | kevin minier |
| Company / Organisation | Dacorum Patients Group |
| Position | chairman |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please accept this letter as input to the consultation regarding the Dacorum Local Plan 2013-2036.</p> <p>This is a great opportunity to produce a Local Plan that will meet the needs of the current community and have the potential to underpin and protect the future of this community for 60 years and beyond. We are at a crucial time with the significant growth that is being proposed for Dacorum and the surrounding areas to create an innovative and integrated plan to manage today's problems and mould tomorrow's solutions.</p> <p>As a resident of Dacorum for over 50 years and an informal/unpaid carer for the majority of that time, in my</p> |

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| | <p>current position as Chair of the Dacorum Patients Group I am aware of and have witnessed many of the difficulties in providing effective support to the many needs of the residents of Dacorum.</p> <p>I do not believe that the current proposals for the Local Plan accurately present the seriousness of the situation regarding the sustainable future of this area or ensure that the opportunities available will be maximised.</p> <p>Dacorum needs a Local Plan which will ensure the sustainability of the area. This requires employable residents, local job opportunities, affordable and appropriate housing, efficient transport systems and good community spirit. The Local Plan needs to ensure that it encourages the achievement of each of these aspirations even where the final decisions may be outside of the Dacorum Borough Councils remit.</p> <p>This is not a complete list of the factors which need to be balanced and considered when producing a Local Plan that will support the sustainability of Dacorum until 2036 and beyond and the Dacorum Patients Group look forward to discussing the opportunities with the Strategic Planning and Regeneration Team in the future.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO11786 |
| Full Name | Edmund Hobley |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO11861 |
| Full Name | Councillor Alan Anderson |
| Company / Organisation | |
| Position | |

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| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The figures for existing capacity in the current Core Strategy have been incorrectly/drastically reduced without explanation (and no reply was received on a previous enquiry about this).</p> <p>In the Core Strategy, the existing capacity for Kings Langley was initially 130, before it was reduced to 110. It is now put at only 50.</p> <p>However, there is a planning application due to be granted permission shortly which would involve the development of 40 dwellings, and there is realistic potential for the residential redevelopments of the redundant phone exchange in the middle of the village and of the inappropriately located industrial yard at the bottom of Church Lane.</p> <p>So, a much more realistic/fair prediction for the capacity in Kings Langley would be 150.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO11936 |
| Full Name | Janet Mason |
| Company / Organisation | Berkhamsted Town Council |
| Position | Town Clerk |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Future development of Berkhamsted should be consistent with the Core Strategy adopted as recently as September 2013. The house building rates and the Green Belt releases around the market towns that are suggested in some options in the Issues and Options Consultation are a significant departure from existing policies in the Core Strategy. Adopting an option that requires large Green Belt releases around the market towns would mean that the Settlement Hierarchy described in the Core Strategy will have been abandoned. This Core Strategy must carry significant weight in the development of the Local Plan. In a letter from the Department of Communities and Local Government, dated June 2016, the Minister of State for Housing and Planning, Brandon Lewis, states that “. . . Green Belt boundaries should be adjusted only in exceptional circumstances, through the Local Plan process and with the support of local people.”</p> |

The recent adoption of the Core Strategy, following the statutory consultation, with its commitment to the Settlement Hierarchy, would imply that large Green Belt releases around Market Towns do not have the support of local people.

In the same letter the Minister states:

“We have been repeatedly clear that demand for housing alone will not change Green Belt boundaries”.

However, it is very clear from this consultation that the proposed Green Belt releases are driven entirely by the requirement to allow the development of more housing across the Borough.

The urban capacity of Hemel Hempstead needs to be revisited in light of recent statements from central government on the opportunity to increase building heights in suitable locations. A revised and increased urban capacity for the Borough’s main centre would reduce the need to provide for more Green Belt releases.

The current household build rate per annum in Berkhamsted is nearly twice that targeted. At the current rate most of the estimated target capacity will be deployed by 2020 (11 years ahead of target) while the rest of Dacorum lags behind target. Such disparities within Dacorum must be taken into account when assessing development numbers and site options going forward.

Infrastructure deficits are now evident across the Borough and only the provision of housing on large sites can deliver the necessary supporting infrastructure without detrimentally impacting on existing settlements. The infrastructure of Berkhamsted is not fit for purpose in relation to current needs let alone any future housing development. The blanket assumption that large-scale growth makes delivery of infrastructure easier is misplaced – it will depend on the site and the viability. In the Dacorum Strategic Infrastructure Study [Feb. 2011] this is clearly stated:

“By contrast there are certain types of infrastructure that are more sensitive to the location of demand. Ideally, these types of infrastructure should be located close to the population that they are intended to serve as the extent of the area that they serve (in other words their “catchment”) is very local.”

Supplementary Planning Guidelines, particularly in respect of Character Area Appraisals, should be maintained.

Protection of wildlife corridors should form an important part of any proposals. Future Green Belt releases can only detrimentally affect wildlife provision

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| Include files | |
| Number | Question 48 |
| ID | LPIO11982 |
| Full Name | Mark Behrendt |
| Company / Organisation | Home Builders Federation |
| Position | Planning Manager – Local Plans |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Thank you for consulting the Home Builders Federation (HBF) on the Issues and Options Consultation. The HBF is the principal representative body of the housebuilding industry in England and Wales and our representations reflect the views of discussions with our membership of national and multinational corporations through to regional developers and small local housebuilders. Our members account for over 80% of all new housing built in England and Wales in any one year.</p> <p>We hope you find these comments helpful and if you require clarification on any of the issues raised in this letter please contact me. If you could add me to your mailing list for the new Local Plan and any supporting documents I would be most grateful.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO11994 |
| Full Name | Mark Behrendt |
| Company / Organisation | Home Builders Federation |
| Position | Planning Manager – Local Plans |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Green Belt</p> <p>We are pleased to see that the Council has looked to review its Green Belt boundaries in order to identify further land for development. Whilst we have not examined the study in detail, we would argue that the</p> |

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| | <p>approach taken to assessing parcels against the objective to ‘<i>preserve of the setting of historic towns</i>’ to be inconsistent with national policy. The Green Belt Review examines the potential impact of development on any settlement with a conservation area or other historic designation. This could apply to almost any town and village and cannot be used as the basis for considering this objective. We consider the bar for a town to be considered historic to be significantly higher.</p> <p>We would also suggest that it is wholly inappropriate to consider a "local purpose" of the Green Belt. The purposes of Green Belt are established in national policy and LPAs should not seek to add to these to take account of local considerations. This consideration should be removed from the study and not used to define whether or not land meets the purposes of Green Belt.</p> <p>It will also be important to consider the boundaries of those villages in the Green Belt. Firstly, it is important that where it is not necessary for villages to be washed over by the Green Belt they should be inset from the Green Belt. Paragraph 86 of the NPPF is clear that villages should only be included within the Green Belt where they make an important contribution to its openness. This can potentially unlock smaller sites in these villages and contribute to the delivery of much needed homes in rural areas. Secondly when defining village boundaries, it is important to define these in a way that supports development in these communities. New development in villages can support the long-term sustainability of many local services in villages and a more considered boundary can support a more appropriate response to new development.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO12057 |
| Full Name | David Wilyman |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues & Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as</p> |

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| | <p>confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 1. Please note full document is attached to Question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO12182 |
| Full Name | Ray Dann |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO12318 |
| Full Name | Richard Frankel |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> |

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| Include files | |
| Number | Question 48 |
| ID | LPIO12319 |
| Full Name | Douglas & Christina Billington |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. |
| Include files | |
| Number | Question 48 |
| ID | LPIO12462 |
| Full Name | Judy Halden |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO12510 |
| Full Name | Meenakshi Jefferys |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |

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| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO12557 |
| Full Name | Mrs Jane Barrett |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO12607 |
| Full Name | mr paul healy |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take</p> |

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| | this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO12657 |
| Full Name | Merrick Marshall |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues & Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO12705 |
| Full Name | Monika & Casper Gibilaro |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under our name</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO12754 |
| Full Name | Lorna Ginn |

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| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>Here are my comments on the new Local Plan</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO12849 |
| Full Name | Ingrid Carola McKenna |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>In addition, I draw attention to some of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO12898 |
| Full Name | Mr Stephen Lally |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |

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| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | Rather than repeat the BRAG response, with which I completely agree, I will highlight some key points that are important to me. |
| Include files | |
| Number | Question 48 |
| ID | LPIO12906 |
| Full Name | Jon Whittle |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO13000 |
| Full Name | Edward Keane |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |

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| Number | Question 48 |
| ID | LPIO13002 |
| Full Name | Bettina Deuse |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below. |
| Include files | |
| Number | Question 48 |
| ID | LPIO13102 |
| Full Name | Mr Paul Tinworth |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I wish to express my full agreement with the response from the Berkhamsted Residents Action Group regarding Dacorum's Local Plan. ... |
| Include files | |
| Number | Question 48 |
| ID | LPIO13150 |
| Full Name | Hilary Dann |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive |

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| | points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:- |
| Include files | |
| Number | Question 48 |
| ID | LPIO13299 |
| Full Name | Mr John Gregory |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I am voting <u>NO</u> in support of the forthcoming poll. |
| Include files | |
| Number | Question 48 |
| ID | LPIO13305 |
| Full Name | Mrs Diana Calderwood |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I have read through the Core Strategy and supporting consultation documents and attended the Dacorum borough exhibition at the Civic Centre to gain knowledge of the proposal for the local plan. |
| Include files | |
| Number | Question 48 |
| ID | LPIO13314 |
| Full Name | Mrs Maureen Dyer |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I write this letter because I do not own a computer. |

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| Include files | |
| Number | Question 48 |
| ID | LPIO13485 |
| Full Name | Mrs Catherine Imber |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO13532 |
| Full Name | Deborah Smith |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO13590 |
| Full Name | Mr Alan O'Neill |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |

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| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO13640 |
| Full Name | Sue O'Neill |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO13652 |
| Full Name | Moira and David Lea |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | Government Policy and justification for building HS2 Justification for HS2 was to stop the north south divide and boost the economy in the north of the country. Building thousands of extra homes in the south is not in line with this policy. |

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| | <p>http://www.bbc.co.uk/news/magazine-24159571</p> <p>'Announcing the Conservative Party's support for high speed rail at the Party Conference in 2008, Rt Hon Theresa Villiers MP, then Shadow Secretary of State for Transport, listed three main benefits of high speed rail: relieving overcrowding, generating "huge economic benefits" and closing the north south divide.12'</p> <p>https://publications.parliament.uk/pa/ld201415/ldselect/ldconaf/134/134.pdf</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO13702 |
| Full Name | Tim Uden |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO13767 |
| Full Name | Edward Hatley |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request that you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> |

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| Include files | |
| Number | Question 48 |
| ID | LPIO13818 |
| Full Name | Mr Roger Didham |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO13824 |
| Full Name | Ms Anne Box |
| Company / Organisation | |
| Position | Retired Art Teacher, Garden Designer |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>What is needed is a clear vision of what can be achieved including an adequate infrastructure and then stick to that, defending your reasons for turning down Planning Applications, rather than letting them go through for fear of losing an appeal.</p> <p>This should be an opportunity to create an exciting new town, but the right architects and town planners need to be found to do it.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO13873 |
| Full Name | Alex Dann |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |

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| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:- |
| Include files | |
| Number | Question 48 |
| ID | LPIO13981 |
| Full Name | Sheila Newland |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I trust that although my concern is sent to you on paper that it will be treated in the same way as those sent to you on the internet. |
| Include files | |
| Number | Question 48 |
| ID | LPIO14190 |
| Full Name | Mr Richard White |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I disagree with the Dacorum Local Plan proposals for the reasons stated in the BRAG response ... |
| Include files | |
| Number | Question 48 |
| ID | LPIO14338 |
| Full Name | Ms Vicky Tattle |
| Company / Organisation | |
| Position | |

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| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as do confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO14419 |
| Full Name | Ray Tattle |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO14468 |
| Full Name | Giselle Okin |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. |

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| | However, I would like to take this opportunity emphasize just a few of the most important points within that response. |
| Include files | |
| Number | Question 48 |
| ID | LPIO14517 |
| Full Name | Mr David Griffin |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>I support BRAG's points of view and objections, some of which are summarised below. I also attach a pdf with full responses.</p> <p><i>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</i></p> <p><i>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</i></p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO14794 |
| Full Name | Mr T Putman |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I attach the questionnaire with my personal details.</p> <p>I have chosen to answer question 46 only and have, as invited, added further pages of comments in my answer.</p> <p>I have directed some of my comments to the overall Plan for Tring, but primarily I have focussed on Marshcroft Lane (T2-h2) and Station Road (Tr-h1).</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO14969 |
| Full Name | Malcolm and Jill Allen |

| | |
|--|--|
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, I/we would like to take this opportunity emphasize just a few of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO15019 |
| Full Name | Mr Clive Freestone |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO15067 |
| Full Name | Mr & Mrs D A Simmons |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |

| | |
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| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation.</p> <p>We request you accept this summary as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>We would like to take this opportunity to emphasize a few of the most important points within that response, <i>in particular our response to Q25.</i></p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO15070 |
| Full Name | Tom Simmons |
| Company / Organisation | St William Homes LLP |
| Position | Development Manager |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>St William Homes LLP ('St William') is pleased to provide representations to the New Local Plan Issues and Options consultation (from herein referred to as 'the New Local Plan').</p> <p>Established in 2014, St William is a joint venture between the Berkeley Group and National Grid Property ('National Grid'). The partnership combines National Grid's extensive portfolio of surplus brownfield sites across London and the South East with the Berkeley Group's design expertise and proven track record of delivery to create high-quality residential and mixed use developments.</p> <p>As part of the 2013 Core Strategy examination the Inspector required DBC to commit to undertaking an early review of key parts of its Local Plan relating to housing targets and the future role of the Green Belt. Rather than updating existing elements of the Core Strategy and Site Allocations DPD's in a potentially piecemeal manner DBC have opted to prepare a full New Local Plan. St William supports this holistic approach.</p> <p>Whilst St William support the rationale behind the New Local Plan some detailed comments on specific sections of the Issues and Options document are provided herein. Where relevant, reference has been made to specific questions posed by DBC in the Issues and Options Questionnaire.</p> <p>St William welcomes the opportunity to comment on DBC's New Local Plan and supports the rationale, general direction and intention of the document.</p> <p>It is also considered that in certain areas, the New Local Plan is unduly prescriptive and that further flexibility should be included to allow for design, mix and affordable housing tenure to be determined on a</p> |

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| | <p>site-by-site basis having regard to site characteristics and constraints for example.</p> <p>St William trust that their comments will be duly considered as the New Local Plan is developed. Should you wish to discuss these comments or require any further information please do not hesitate to contact me.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO15091 |
| Full Name | Grand Union Investments |
| Company / Organisation | Grand Union Investments C/O Savills |
| Position | Associate Director |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <ul style="list-style-type: none"> These representations have been prepared by Savills (UK) Ltd on behalf of Grand Union Investments in response to Dacorum Borough Council's Issues and Options Consultation, held between the dates of Wednesday 1 November 2017 to Wednesday 13 December 2017. |
| Include files | |
| Number | Question 48 |
| ID | LPIO15126 |
| Full Name | Simon Foster Monique Bos |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>This Statement has been prepared to respond to the questions set out in the Issues and Options Consultation published by the Council in November 2017.</p> <p>we object to the proposed housing site at Land at Dunsley Farm, London Road, Tring (Site Reference TR-H5), and to the level of housing proposed in Tring, which would have an adverse impact on the town.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO15145 |
| Full Name | Mr David Broadley |
| Company / Organisation | Aylesbury Vale District Council |
| Position | |
| Agent Name | |

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| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Further to our officer level meeting of 7 December 2017 and previous comments made to the Dacorum Core Strategy 2006-31 and Site Allocations plan 2006-31, please see the following comments.</p> <p>In overall terms, AVDC supports the ambitions of the plan and the key issues have been identified and options are provided capable of meeting the issues identified. The following are detailed points from reading the consultation documents.</p> <p>Detailed comments</p> <p>Section 3.3 why is the New Local Plan needed</p> <p>It is queried why the local plan time horizon is 2036 when the NPPF only requires a 15 year plan?</p> <p>Para 3.3.2 - The Single Local Plan seems to be looking at many more issues (e.g. tourism, green infrastructure) than the three issues that came out of the Core Strategy Examination to be covered in the early review - why is this ?</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO15296 |
| Full Name | Caroline Manson |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I would like to register my views on the current consultation regarding the proposed developments in Dacorum and in particular Berkhamsted, where I have been a resident for over 20 years.</p> <p>I am attaching the more detailed comments compiled by the Berkhamsted Residents Action Group, which I fully support.</p> <p>Thank you for your consideration of my views and I hope that you will make a decision which protects the current character of our beautiful Market Town.</p> |

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| | BRAG response to Question xx (please note full document is attached to Q46) |
| Include files | |
| Number | Question 48 |
| ID | LPIO15299 |
| Full Name | Mr Alan Conway |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has already responded to the Issues & Options Consultation. I have studied their comments and confirm that I support the arguments put forward in their submission.</p> <p>BRAG response to Question xx (please note full document is attached to Q46)</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO15395 |
| Full Name | Sue Wolstenholme |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I write in support of the submission made by the Berkhamsted Residents Action Group who have written and represented very clearly the views of many Berkhamsted Residents.</p> <p>I fully concur with the view of the Berkhamsted Residents Action Group concerning the infrastructure of the town, with insufficient doctors, dentists, schools, utilities and with very overcrowded commuter trains which could eventually force some to leave and travel from elsewhere.</p> <p>I very much hope that the views of the Berkhamsted Residents Action Group are strongly considered.</p> <p>Standard BRAG response to Question (please note full document is attached to Q46)</p> |

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| Include files | |
| Number | Question 48 |
| ID | LPIO15457 |
| Full Name | Nick Hanling |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation and I have attached their reponse which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO15506 |
| Full Name | Sarah and Nigel Tester |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation and I have attached their reponse which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> |
| Include files | |
| Number | Question 48 |

| | |
|--|---|
| ID | LPIO15514 |
| Full Name | Mr Mark Rogers |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | In 2012, after winning the CPRE's Village of the Year, the Parish Council created a Village Vision process providing engagement and responsibilities for every Councillor. Residents participated in the campaign to enhance Village life including transportation, community, infrastructure and businesses. Further cultural benefits were derived when the Village was renamed Kings Landing, (the capital of Westeros) to celebrate the worldwide launch of Game of Thrones series III. Recently 800+ residents attended a Parish meeting to support the non-coalescence north towards Hemel Hempstead and south towards Watford. |
| Include files | |
| Number | Question 48 |
| ID | LPIO15555 |
| Full Name | Miss Tanya Assarat |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept the attached document of this as confirmation and that I wish DBC to duplicate BRAG's responses under my name. |
| Include files | |
| Number | Question 48 |
| ID | LPIO15611 |
| Full Name | Melanie Llewellyn |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |

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| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I am writing to support the submissions by The Berkhamsted Town Council, the Berkhamsted Residents Action Group and The Berkhamsted Citizens Association opposing further development in Berkhamsted. |
| Include files | |
| Number | Question 48 |
| ID | LPIO15677 |
| Full Name | Mr James Honour |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I have attended the presentation and have read the Berkhamsted Residents Action Group response to the questions posed. I can agree with all their extensive points and request that you accept this as confirmation i wish to duplicate their responses under my name. |
| Include files | |
| Number | Question 48 |
| ID | LPIO15689 |
| Full Name | Mr Patrick Barr |
| Company / Organisation | Tring Hockey Club |
| Position | Chairman |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I represent Tring Hockey Club, being the Chairman. Our club has members ranging in age from 5/6 years of age up to 81 and we have both men's and ladies teams at junior and senior level. I would like to comment on the local plan by backing the response given by Tring Sports Forum of which Tring Hockey Club is an active member. The Tring Sports Forum represents thousands of active sportsmen, sportswomen and juniors (children) across a wide range of sports in Tring. Tring Hockey Club wishes to ensure that the current and future needs of all local sports clubs and especially hockey, are recognised and catered for within the local plan. We recognise the need for housing and believe that new housing should only be developed alongside expanded and appropriate sporting facilities that will |

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| | cater adequately for any additional population within Tring. |
| Include files | |
| Number | Question 48 |
| ID | LPIO15737 |
| Full Name | Mark Pawlett |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | Please see attached a report provided by the Grove Road Residents Association. I can confirm that I am a member and as such support this document. |
| Include files | |
| Number | Question 48 |
| ID | LPIO15831 |
| Full Name | David Kerrigan |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I fully endorse the BRAG submission on this, which is worth pointing out as I have not answered some questions, and have bundled answers to others under what seems to be the most critical one – Question 40 eliciting support or otherwise for Option 1B. |
| Include files | |
| Number | Question 48 |
| ID | LPIO15832 |
| Full Name | Mark Pawlett |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | Please see attached a report provided by the Grove Road Residents Association. I can confirm that I am a member and as such support this document. |

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| | <p>Section from GFRA - Executive Summary</p> <ul style="list-style-type: none"> • This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members. • The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land |
| Include files | |
| Number | Question 48 |
| ID | LPIO15840 |
| Full Name | Mark Pawlett |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | Please see attached a report provided by the Grove Road Residents Association. I can confirm that I am a member and as such support this document. |
| Include files | |
| Number | Question 48 |
| ID | LPIO15889 |
| Full Name | Mrs Sue Yeomans |
| Company / Organisation | Chilterns Countryside Group |
| Position | Chairman |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |

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| Your response - Please add your response here | <p>The Chiltern Countryside Group (CCG) welcomes the opportunity to respond to Dacorum Borough Council's (DBC) Issues and Options Local Plan to 2036 Consultation, December 2017.</p> <p>CCG is an independent local community Action Group established in 2008 with supporters throughout the Chilterns. Its mission statement is: '<i>Preserving the peace of the Chilterns</i>' and our response to this Consultation is made from that perspective.</p> <p>The Group's submits its response below to the Questions posed in the Consultation.</p> <p>CCG requests that the contents of its submission are taken fully into account by DBC in further consideration of the proposals contained within the 2017 Local Plan.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO15966 |
| Full Name | Katherine Jones |
| Company / Organisation | Thames Water Utilities Ltd |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Thank you for consulting Thames Water on the above document. Thames Water is the statutory sewerage undertaker for the area and is hence a "specific consultation body" in accordance with the Town & Country Planning (Local Development) Regulations 2012.</p> <p>Thames Water have undertaken a high level review of the potential site allocations and comments on wastewater infrastructure issues are appended for your information. Site specific comments on wastewater infrastructure issues associated with sites included in the draft Local Plan and these are appended to this letter for information.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16004 |
| Full Name | Charlotte Ryan-Elliott |
| Company / Organisation | Kier Property |
| Position | Planner` |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | Identified Housing Supply |

- Turning to address Dacorum's identified housing supply, we note the lack of up to date evidence on which to assess the position. The Strategic Housing Land Availability Assessment (SHLAA) conducted in 2015 identified that there was capacity for 14,500 homes in the Borough. However, as set out on Page 46 of the I&O draft, the bulk of the sites identified were on sites that would conflict with the Council's planning policies, being on greenfield sites on the edge of towns or villages, or in the wider countryside
- The Council note that Windfall sites can further add to housing supply, however the nature of these is difficult to The Council are yet to identify the extent to which they intend to rely on windfall sites for a contribution towards supply. We would like to note at this early stage that due to Windfall sites unpredictability, limited reliance should be had on their contribution to supply. The proposed figure produced by the Council will need to be assessed in more detail during the next stage of the Local Plan process.
- The Council identify that vacant properties will form an important part of the overall approach, we consider this to be appropriate
- - Furthermore, the I&O consultation draft draws attention to the site specific studies which have been undertaken to date, which have included the Two Waters masterplan, which finds there to be the potential for circa 1,130 additional homes in this specific area of Hemel The additional homes are principally to be supplied through the conversion of underutilised employment land and increasing building heights and densities. This approach we support and we seek to further extend the rationale to the Kier Park site which is currently not functioning under its allocation as an employment site.
 - The Council considers that in total they have capacity to deliver 10,940 homes across the plan period on the assumption of the following breakdown.

| Location | Assumed housing capacity (2013-36) * |
|------------------------|---|
| Hemel Hempstead | 8,900 |
| Berkhamsted | 600 |
| Tring | 500 |
| Bovingdon | 90 |
| Kings Langley | 50 |
| Markyate | |

200
Small villages and the countryside (combined)
600
TOTAL
10,940

Table 2: Breakdown of anticipated housing supply (Source: Pg. 47 I&O Draft).

** Some of this capacity has already been built out over the 2013-16 period (1,257 homes) according to the Councils explanatory text on pg 47 of the I&O Draft.*

- We question the appropriateness of the above figure, given that under the Council's own admission 1,257 of the above have already been built out between 2013-2016. Considering they have been built out prior to the Plan period, we do not consider their contribution to be relevant to the supply identified for the Plan Period. As such we respectfully request that the identified supply is reduced to 9,683 accordingly
- Furthermore, we question the realistic prospect of achieving the full capacity identified and as such we consider the identified supply should be more rigorously assessed.

In light of the findings of this Chapter (and in the absence of sufficient evidence) we consider that the sources of housing supply currently identified by Dacorum, should be reviewed, and potentially reduced before progressing with the next iteration of the new Local Plan.

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| Include files | |
| Number | Question 48 |
| ID | LPIO16019 |
| Full Name | Maria & Colin Sturges |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I believe the proposed Local Plan lacks vision and fails to keep the character of Dacorum. Less than 6 months ago (16th July) the previous 25 year plan was approved and that took 10 years in the making, and now we are being asked to approve a new plan having just agreed to an additional 500 houses in Tring. If the worst case scenario of the plan were to take place this would result |

| | |
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| | <p>in a 60% increase of the town of Tring. I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town:-</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16026 |
| Full Name | Maria & Colin Sturges |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I believe the proposed Local Plan lacks vision and fails to keep the character of Dacorum. Less than 6 months ago (16th July) the previous 25 year plan was approved and that took 10 years in the making, and now we are being asked to approve a new plan having just agreed to an additional 500 houses in Tring. If the worst case scenario of the plan were to take place this would result in a 60% increase of the town of Tring. I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town:-</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working</p> |

practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.

Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.

Grove Fields Residents Association

The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.

The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.

The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.

This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.

This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.

This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.

This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.

GFRA full document attached to question 46

| | |
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| Include files | |
| Number | Question 48 |
| ID | LPIO16028 |

| | |
|--|--|
| Full Name | Maria & Colin Sturges |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I believe the proposed Local Plan lacks vision and fails to keep the character of Dacorum. Less than 6 months ago (16th July) the previous 25 year plan was approved and that took 10 years in the making, and now we are being asked to approve a new plan having just agreed to an additional 500 houses in Tring. If the worst case scenario of the plan were to take place this would result in a 60% increase of the town of Tring. I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town:-</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given</p> |

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| | <p>its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16031 |
| Full Name | Dave Thomas |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I am shocked to discover that a vast area of green belt to the east of Tring is to be lost to housing development described in Dacorum Borough Council's Local Plan.</p> <p>I have for several years volunteered time and data to the United Kingdom Butterfly Monitoring Scheme. The land to the east of Tring defines several of my transects used in monitoring changes in the abundance of butterfly populations.</p> <p>Butterflies are uniquely placed amongst British terrestrial insect and other invertebrate groups to act as indicators of the state of the environment, allowing the assessment of the impact of climate change and the progress of government policy initiatives to conserve biodiversity.</p> <p>I would like DBC to accept my objection to the Local Plan and for DBC to prioritise development of brown field sites.</p> |

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| | Please find the attached document describing issues and options that I and many other residents of Tring have addressed regarding housing development. |
| Include files | |
| Number | Question 48 |
| ID | LPIO16032 |
| Full Name | Dave Thomas |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find the attached document describing issues and options that I and many other residents of Tring have addressed regarding housing development</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16040 |
| Full Name | Dave Thomas |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | Please find the attached document describing issues and options that I and many other residents of Tring have addressed regarding housing development |

Introduction Section from GFRA –

This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "*Issues and Options Consultation Local Plan to 2036*" dated November 2017.

NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.

Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.

Grove Fields Residents Association

The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.

The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.

The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.

This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.

This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.

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| | <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16088 |
| Full Name | Helen and Aaron Talbot |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>We attach the report commissioned by Grove Fields Residents Association which we believe should be taken into consideration with regards to proposed plans for increased housing for Tring. We are a small town and the plans for huge new housing developments (some on Green Field sites) should be considered in the light of this.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16096 |
| Full Name | Helen and Aaron Talbot |
| Company / Organisation | |
| Position | |
| Agent Name | |

| | |
|--|---|
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>We attach the report commissioned by Grove Fields Residents Association which we believe should be taken into consideration with regards to proposed plans for increased housing for Tring. We are a small town and the plans for huge new housing developments (some on Green Field sites) should be considered in the light of this.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> |

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| | <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16146 |
| Full Name | Stuart Mcgrory |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached report which I fully endorse. There seems to be a complete lack of vision in the proposals and lack of concern about what it will do to the infrastructure of the town.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |

| | |
|--|--|
| Number | Question 48 |
| ID | LPIO16154 |
| Full Name | Stuart Mcgrory |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached report which I fully endorse. There seems to be a complete lack of vision in the proposals and lack of concern about what it will do to the infrastructure of the town.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> |

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| | <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16159 |
| Full Name | Stuart Mcgrory |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached report which I fully endorse. There seems to be a complete lack of vision in the proposals and lack of concern about what it will do to the infrastructure of the town.</p> <p>GFRA Response , full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16203 |
| Full Name | Stuart Mears |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |

| | |
|---|---|
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I write in regards to your "Issues and Options Consultation Local Plan to 2036".</p> <p>I fully support the analysis and conclusions of the Issues and Options Response prepared by the Grove Fields Resident Association.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16211 |
| Full Name | Stuart Mears |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I write in regards to your "Issues and Options Consultation Local Plan to 2036".</p> <p>I fully support the analysis and conclusions of the Issues and Options Response prepared by the Grove Fields Resident Association.</p> <p>Introduction Section from GFRA</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "<i>Issues and Options Consultation Local Plan to 2036</i>" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small</p> |

scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.

Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.

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This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.

This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.

This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.

GFRA full document attached to question 46

| | |
|----------------------|--------------|
| Include files | |
| Number | Question 48 |
| ID | LPIO16254 |
| Full Name | Stuart Mears |

| | |
|---|---|
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I write in regards to your "Issues and Options Consultation Local Plan to 2036".</p> <p>I fully support the analysis and conclusions of the Issues and Options Response prepared by the Grove Fields Resident Association</p> <p>I commend you to carefully study this report, and accept my email as part of your consultation response.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16265 |
| Full Name | Kitty Thomas |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>please find the attached report written on mine and other residents request.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16273 |
| Full Name | Kitty Thomas |
| Company / Organisation | |

| | |
|--|---|
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>please find the attached report written on mine and other residents request.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036</p> |

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| | <p>paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16322 |
| Full Name | Kitty Thomas |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | please find the attached report written on mine and other residents request. |
| Include files | |
| Number | Question 48 |
| ID | LPIO16325 |
| Full Name | Aaron Smith |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I support GFRA responses see below.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> |

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| | <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16333 |
| Full Name | Aaron Smith |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I support GFRA responses see below.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "<i>Issues and Options Consultation Local Plan to 2036</i>" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of</p> |

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| | <p>the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16445 |
| Full Name | Andrew Yeomans |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I endorse the attached reports from the Chiltern Countryside Group and the Grove Fields Residents Association, regarding the local plan consultation.</p> <p>Summary Section from GFRA – Executive summary This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of</p> |

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| | <p>Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LP1016448 |
| Full Name | Andrew Yeomans |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I endorse the attached reports from the Chiltern Countryside Group and the Grove Fields Residents Association, regarding the local plan consultation.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning</p> |

policy, planning balance and the structure of major applications.

Grove Fields Residents Association

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The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.

This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.

This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.

This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.

This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.

GFRA full document attached to question 46

| | |
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| Include files | |
| Number | Question 48 |
| ID | LPIO16496 |
| Full Name | Andrew Yeomans |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |

| | |
|---|--|
| <p>Your response - Please add your response here</p> | <p>I endorse the attached reports from the Chiltern Countryside Group and the Grove Fields Residents Association, regarding the local plan consultation.</p> <p>CCG Response to question 48 full document attached to question 46</p> <p>The Chiltern Countryside Group (CCG) welcomes the opportunity to respond to Dacorum Borough Council's (DBC) Issues and Options Local Plan to 2036 Consultation, December 2017.</p> <p>CCG is an independent local community Action Group established in 2008 with supporters throughout the Chilterns. Its mission statement is: '<i>Preserving the peace of the Chilterns</i>' and our response to this Consultation is made from that perspective.</p> <p>The Group's submits its response below to the Questions posed in the Consultation.</p> <p>CCG requests that the contents of its submission are taken fully into account by DBC in further consideration of the proposals contained within the 2017 Local Plan.</p> |
| <p>Include files</p> | |
| <p>Number</p> | <p>Question 48</p> |
| <p>ID</p> | <p>LPIO16667</p> |
| <p>Full Name</p> | <p>Katie Parsons</p> |
| <p>Company / Organisation</p> | <p>Historic England</p> |
| <p>Position</p> | <p>Historic Environment Planning Advisor</p> |
| <p>Agent Name</p> | |
| <p>Company / Organisation</p> | |
| <p>Position</p> | |
| <p>Your Opinion - Please state your opinion here</p> | <p>Yes</p> |
| <p>Your response - Please add your response here</p> | <p>Thank you for consulting Historic England on Dacorum Borough Council's Local Plan Issues and Options stage and Sustainability Appraisal Working Note. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process.</p> |

Therefore we welcome the opportunity to comment on the Issues and Options. We have now had the opportunity to review the documents and can provide the following substantive comments.

The following comments offer some guidance regarding the development of your Local Plan and things to consider with respect to the Historic Environment.

We have produced a number of detailed Good Practice Advice and Advice Note documents. We recommend that you review the following as part of your plan preparation process:

The Historic Environment in Local Plan - Good Practice Advice in Planning 1

<https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>

The Setting of Heritage Assets - Good Practice Advice in Planning 3

<https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>

The Historic Environment and Site Allocations and Local Plans - Advice Note 3

<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

All Historic England advice should be read alongside our Conservation Principles, which underpin our work. Conservation Principles can be found here:

<https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>

A positive strategy for the historic environment

Paragraph 126 of the NPPF requires Local Plans to set out a positive and clear strategy for the conservation, enjoyment and enhancement of the historic environment. Ideally the strategy should offer a strategic overview including overarching heritage policies to deliver the conservation and enhancement of the environment.

A good strategy will offer a positive holistic approach throughout the whole plan whereby the historic environment is considered not just as a stand-alone topic but as an integral part of every aspect of the plan, being interwoven within the entire document. So policies for housing, retail, and transport for example may need to

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| | <p>be tailored to achieve the positive improvements that paragraph 8 of the NPPF demands. Site allocations may need to refer to the historic environment, identifying opportunities to conserve and enhance the historic environment, avoid harming heritage assets and their settings and may also be able to positively address heritage assets at risk. The plan may need to include areas identified as being inappropriate for certain types of development due to the impact they would have on the historic environment.</p> <p>A good strategy will also be spatially specific, unique to the area, describing the local characteristics of the borough and responding accordingly with policies that address the local situation. We would expect references to the historic environment in the local plan vision, the inclusion of a policy/ies for the historic environment and character of the landscape and built environment, and various other references to the historic environment through the plan relating to the unique characteristics of the area.</p> <p>We first consider the Issues and Options Report and the questions posed, before offering some general advice on plan preparation in respect of the Historic Environment. Finally, we offer comments on the site allocation process</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16706 |
| Full Name | Katie Parsons |
| Company / Organisation | Historic England |
| Position | Historic Environment Planning Advisor |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p><u>Evidence base</u></p> <p>The evidence in support of the emerging Plan available on the Council website consists of a series of supporting studies which include the Strategic Housing Market Assessment (SHMA), South West Herts Economic Study, Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) Scoping (see our previous consultation response on this specifically), and a Greenbelt Assessment Report. An additional supporting consultation document entitled “<i>Planning for Growth: Borough Profile</i>” dated September 2017 has also been compiled. Unfortunately, none of the supporting studies or the Borough Profile addresses the historic environment, landscape or heritage. It would appear that the evidence for the current Plan also lacks a strong historic environment evidence base. We strongly recommend that further evidence is gathered in support of the emerging Plan. This could be in form of a Historic</p> |

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| | <p>Environment Chapter within the Borough profile or as a standalone document. Any evidence base should be proportionate. In particular, we would highlight that the historic environment includes both above and below ground heritage assets, as well as historic landscapes. However, with a local plan we would expect to see a comprehensive and robust evidence base. Sources include:</p> <p>National Heritage List for England. historicengland.org.uk/the-list/</p> <ul style="list-style-type: none"> • Heritage Gateway. heritagegateway.org.uk • Historic Environment • National and local heritage at risk www.historicengland.org.uk/advice/heritage-at-risk • Non-designated or locally listed heritage assets (buildings, monuments, parks and gardens, areas) • Conservation area appraisals and management plans • Historic characterisation assessments e.g. the Extensive Urban Surveys and Historic Landscape Characterisation Programme or more local documents. archaeologydataservice.ac.uk/archives/view/EUS/ • Environmental capacity studies for historic towns and cities or for historic areas e.g. the Craven Conservation Areas Assessment Project. cravenc.gov.uk/CHttpHandler.ashx?id=11207&p=0 • Detailed historic characterization work assessing impact of specific • Heritage Impact Assessments looking into significance and • Green Belt • Visual impact • Archaeological assessments. • Topic papers. |
| Include files | |
| Number | Question 48 |
| ID | LPIO16707 |
| Full Name | Katie Parsons |
| Company / Organisation | Historic England |
| Position | Historic Environment Planning Advisor |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p><u>Monitoring</u></p> <p>We recommend indicators to measure how successful historic environment policies are. These can include preparation of a local list, completion of conservation area action plans and management plans, reduction in the number of assets that are classified as heritage at risk.</p> <p><u>Glossary</u></p> |

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| | <p>Glossaries should include consistent definitions for all heritage assets mentioned in the local plan. These would typically include:</p> <ul style="list-style-type: none"> Listed Buildings Scheduled Monuments Conservation Areas Registered Parks and Gardens Registered Battlefields Protected Wrecks <p>Non-designated heritage assets / Local Heritage Assets / Locally Listed Heritage Assets / Locally Listed Buildings</p> <p><u>Mapping</u></p> <p>We recommend that designated heritage assets are marked on maps, where appropriate.</p> <p><u>Conclusion</u></p> <p>In preparation of the forthcoming Local Plan we encourage you to draw on the knowledge of local conservation officers, the county archaeologist and local heritage groups.</p> <p>Please note that absence of a comment on an allocation or document in this letter does not mean that Historic England is content that the allocation or document forms part of a positive strategy for the conservation and enjoyment of the historic environment or is devoid of historic environment issues. Where there are various options proposed for a settlement, identification of heritage issues for a particular allocation does not automatically correspond to the support for inclusion of the alternative sites, given we have not been able to assess all of the sites.</p> <p>Finally, we should like to stress that this opinion is based on the information provided by the Council in its consultation. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise where we consider that these would have an adverse effect upon the historic environment.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16709 |
| Full Name | Lynsey Hillman-Gamble |
| Company / Organisation | Central Bedfordshire Council |
| Position | Strategic Plan Partnership Manager |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | In overall terms, CBC supports the ambitions of the plan and the key issues have been identified and options are provided capable of meeting the issues identified. |

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| | Para 3.3.2 – CBC supports the comprehensive review to a Single Local Plan. However, the consultation document identifies more issues than the three issues that came out of the Core Strategy Examination to be covered in the early review. CBC would welcome clarification for the reasons for this decision. |
| Include files | |
| Number | Question 48 |
| ID | LPIO16791 |
| Full Name | Ann Allison |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I fully support the points made in Mr Jones email and attachment to the Berkhamsted Town clerk dated November 20 2017 (copy attached) <i>[note no email attached]</i> . |
| Include files | |
| Number | Question 48 |
| ID | LPIO16799 |
| Full Name | Jon G. Wright Dawn Sanders |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>As a member of the Grove Field Residents Association, I am in broad agreement with their conclusions.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1,</p> |

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| | TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land. GFRA full document attached to question 46 |
| Include files | |
| Number | Question 48 |
| ID | LPIO16807 |
| Full Name | Jon G. Wright Dawn Sanders |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>As a member of the Grove Field Residents Association, I am in broad agreement with their conclusions.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and</p> |

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| | <p>appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16867 |
| Full Name | Jan Mcgrory |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Having read the document submitted by the grove fields residents association, I concur whole heartedly with its findings</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring.</p> |

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| | <p>Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16875 |
| Full Name | Jan Mcgrory |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | No |
| Your response - Please add your response here | <p>Having read the document submitted by the grove fields residents association, I concur whole heartedly with its findings</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "<i>Issues and Options Consultation Local Plan to 2036</i>" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> |

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| | <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO16955 |
| Full Name | Chris Pike |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please register my support for this report by Grove Fields Residents Association.</p> <p>I support this whole heartedly.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers,</p> |

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| | <p>specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LP1016963 |
| Full Name | Chris Pike |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please register my support for this report by Grove Fields Residents Association.</p> <p>I support this whole heartedly.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "<i>Issues and Options Consultation Local Plan to 2036</i>" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are</p> |

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| | <p>receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17012 |
| Full Name | Jade Holmes |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of</p> |

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| | <p>Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LP1017020 |
| Full Name | Jade Holmes |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> |

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| | <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17069 |
| Full Name | Grahame Senior |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I support and endorse the views expressed in the attached document as a member of GFRA</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of</p> |

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| | <p>Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17077 |
| Full Name | Grahame Senior |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I support and endorse the views expressed in the attached document as a member of GFRA</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> |

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| | <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17196 |
| Full Name | Watford Borough Council |
| Company / Organisation | |
| Position | Principal Planning Officer |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Watford Borough Council welcomes the opportunity to comment on <i>Dacorum's New Local Plan – Consultation in Issues and Options and 'Call for Sites'</i>.</p> <p>This response makes comment on some particular questions but does not respond to all of the questions posed.</p> |

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| Include files | |
| Number | Question 48 |
| ID | LPIO17209 |
| Full Name | Debbie Crooks Pam Moss |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17316 |
| Full Name | Mr David Parker |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> |

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| | GFRA full document attached to question 46 |
| Include files | |
| Number | Question 48 |
| ID | LPIO17324 |
| Full Name | Mr David Parker |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate</p> |

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| | <p>allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17423 |
| Full Name | Sara Bell |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I believe you have already received the attached from planning consultants on behalf of the Grove Fields Residents Association. As a community member strongly opposed to the suggested development, I felt it necessary to re-send the report with my own comments on the matter.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole</p> |

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| | <p>and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17431 |
| Full Name | Sara Bell |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I believe you have already received the attached from planning consultants on behalf of the Grove Fields Residents Association. As a community member strongly opposed to the suggested development, I felt it necessary to re-send the report with my own comments on the matter.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are</p> |

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| | <p>receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17482 |
| Full Name | Emma Talbot |
| Company / Organisation | The Little Cloth Rabbit |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached a report (GFRA) about the proposed development of Tring.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> |

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| | <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17490 |
| Full Name | Emma Talbot |
| Company / Organisation | The Little Cloth Rabbit |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached a report (GFRA) about the proposed development of Tring.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "<i>Issues and Options Consultation Local Plan to 2036</i>" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are</p> |

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| | <p>receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17589 |
| Full Name | Paul Hembury |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I am writing to express my concern over the proposed development of Tring as set out in the Issues and Options Consultation Local Plan to 2036. The attached report (GFRA) by Next Phase Planning & Development details my concerns comprehensively.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to</p> |

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| | <p>the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17597 |
| Full Name | Paul Hembury |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I am writing to express my concern over the proposed development of Tring as set out in the Issues and Options Consultation Local Plan to 2036. The attached report (GFRA) by Next Phase Planning & Development details my concerns comprehensively.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications,</p> |

representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.

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The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.

This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.

This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.

This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.

This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.

GFRA full document attached to question 46

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| Include files | |
| Number | Question 48 |
| ID | LPIO17663 |
| Full Name | Michael and Jill Sanders |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |

| | |
|--|--|
| Your response - Please add your response here | <p>As Members of the Grove Fields Action Group we have commissioned the attached report, at great expense, which indicates how strongly we feel about these proposals. This report sets out in great detail our concerns, far more eloquently than we could do ourselves.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17671 |
| Full Name | Michael and Jill Sanders |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>As Members of the Grove Fields Action Group we have commissioned the attached report, at great expense, which indicates how strongly we feel about these proposals. This report sets out in great detail our concerns, far more eloquently than we could do ourselves.</p> <p>As Members of the Grove Fields Action Group we have commissioned the attached report, at great expense, which indicates how strongly we feel about these proposals. This report sets out in great detail our concerns, far more eloquently than we could do ourselves.</p> <p>We commend this report to you and trust you will give it your very serious consideration.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the</p> |

Dacorum Borough Council's issuing of the "*Issues and Options Consultation Local Plan to 2036*" dated November 2017.

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| | GFRA full document attached to question 46 |
| Include files | |
| Number | Question 48 |
| ID | LPIO17720 |
| Full Name | Michael and Jill Sanders |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>As Members of the Grove Fields Action Group we have commissioned the attached report, at great expense, which indicates how strongly we feel about these proposals. This report sets out in great detail our concerns, far more eloquently than we could do ourselves.</p> <p>We commend this report to you and trust you will give it your very serious consideration.</p> |
| Include files | GFRA response - Issues and Options Response - On Behalf of the GFRA.pdf |
| Number | Question 48 |
| ID | LPIO17767 |
| Full Name | Diana Woodward |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I have read the submissions made to you by the Berkhamsted Citizens Association and the Labour Party, and would like to endorse the views they express. |
| Include files | |
| Number | Question 48 |
| ID | LPIO17768 |
| Full Name | John and Helen Osborne |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |

| | |
|---|--|
| Your response - Please add your response here | <p>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17776 |
| Full Name | John and Helen Osborne |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application</p> |

submissions and planning appeals, as well as works in relation to the High Court.

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GFRA full document attached to question 46

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| Include files | |
| Number | Question 48 |
| ID | LPIO17825 |
| Full Name | John and Helen Osborne |
| Company / Organisation | |
| Position | |

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| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached). |
| Include files | GFRA response - Issues and Options Response - On Behalf of the GFRA.pdf |
| Number | Question 48 |
| ID | LPIO17826 |
| Full Name | David and Jane Elsmore |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17834 |
| Full Name | David and Jane Elsmore |
| Company / Organisation | |
| Position | |
| Agent Name | |

| | |
|--|---|
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036</p> |

| | |
|--|--|
| | <p>paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17883 |
| Full Name | David and Jane Elsmore |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached). |
| Include files | |
| Number | Question 48 |
| ID | LPIO17884 |
| Full Name | Dave Davies |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached a reports commissioned by a residents association (GFRA) challenging the current plants for additional building in the Tring area.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> |

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| | <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17892 |
| Full Name | Dave Davies |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached a reports commissioned by a residents association (GFRA) challenging the current plans for additional building in the Tring area.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> |

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| | <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO17993 |
| Full Name | mr Richard Lambert |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I wanted to quickly summarise how I feel about your plans for the redevelopment of Tring. I visited the recent Public Consultation event held at the Pendley Manor Hotel and had a conversation with a number of people from Dacorum there. The attached document deftly sets out the detailed views, but in summary (GFRA DOCUMENT), my own views can be summarised in a handful of bullet point. |

| | |
|--|---|
| | <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO18001 |
| Full Name | mr Richard Lambert |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I wanted to quickly summarise how I feel about your plans for the redevelopment of Tring. I visited the recent Public Consultation event held at the Pendley Manor Hotel and had a conversation with a number of people from Dacorum there. The attached document deftly sets out the detailed views, but in summary (GFRA DOCUMENT), my own views can be summarised in a handful of bullet point.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> |

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GFRA full document attached to question 46

| | |
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| Include files | |
| Number | Question 48 |
| ID | LPIO18064 |
| Full Name | Mr Graham Bright |
| Company / Organisation | |
| Position | |
| Agent Name | |

| | |
|--|--|
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached the response from the Grove Fields Residents Association, which I fully endorse</p> <p>My personal position, in summary is as follows:</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO18072 |
| Full Name | Mr Graham Bright |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached the response from the Grove Fields Residents Association, which I fully endorse</p> <p>My personal position, in summary is as follows:</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application</p> |

submissions and planning appeals, as well as works in relation to the High Court.

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GFRA full document attached to question 46

| | |
|-------------------------------|--------------------------|
| Include files | |
| Number | Question 48 |
| ID | LPIO18121 |
| Full Name | Peter and Cathy Davidson |
| Company / Organisation | |
| Position | |

| | |
|--|---|
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Further opinions and ideas are given in Grove Fields Consultants report attached</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO18129 |
| Full Name | Peter and Cathy Davidson |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Further opinions and ideas are given in Grove Fields Consultants report attached</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application</p> |

submissions and planning appeals, as well as works in relation to the High Court.

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GFRA full document attached to question 46

| | |
|-------------------------------|----------------------|
| Include files | |
| Number | Question 48 |
| ID | LPIO18178 |
| Full Name | Nicky and Dave Hulse |
| Company / Organisation | |

| | |
|--|--|
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please see attached the Grove Fields Residents Association's responses to the proposed developments in Tring, which we concur with and of which we are a member</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO18186 |
| Full Name | Nicky and Dave Hulse |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please see attached the Grove Fields Residents Association's responses to the proposed developments in Tring, which we concur with and of which we are a member</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal</p> |

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GFRA full document attached to question 46

| | |
|----------------------|-------------|
| Include files | |
| Number | Question 48 |
| ID | LPIO18291 |

| | |
|--|---|
| Full Name | Terry and Jennifer Elliott |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>We are members of the Grove Fields Residents Association and as such support their recommendations.</p> <p>We are writing in our own capacity as long term residents, (one of us being a local teacher for over 30 years), to add our personal comments regarding the proposed increase in housing in Tring, as a result of the published Strategic Planning Options for the area.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO18299 |
| Full Name | Terry and Jennifer Elliott |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>We are members of the Grove Fields Residents Association and as such support their recommendations.</p> <p>We are writing in our own capacity as long term residents, (one of us being a local teacher for over 30 years), to add our personal comments regarding the proposed increase in housing in Tring, as a result of the published Strategic Planning Options for the area.</p> <p>Introduction Section from GFRA –</p> |

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| | <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO18352 |
| Full Name | Plato Property Investments LLP |
| Company / Organisation | Plato Property Investments LLP |
| Position | C/O Aitchison Rafferty |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>This Statement has been prepared to respond to the questions set out in the Issues and Options Consultation published by the Council in November 2017. It is submitted on behalf of Plato Property investments LLP in respect of a site located to the south east of the Mini dealership at London Road, Cow Roast HP23 5RE.</p> <p>This Statement should be read along with the Planning Statement attached at Appendix 1 (see Q 46 for attachment) which sets out the detailed planning case in support of the allocation of the site for housing in the emerging Local Plan.</p> <p>In summary, we consider that:</p> <p>The Council need to include a new policy dealing with the provision of new canal mooring facilities for both residential and recreational uses (the existing policy only seeks to retain existing facilities and is silent on new provision) despite a demonstrated increase of 87% in numbers of boats mooring along the canal in Dacorum between 1996 & 2012. Residential moorings can provide alternative and much needed affordable housing. The canal is an important recreational and historical asset. Given the Borough has 17.5 miles of navigable waterway located within it, the absence of a policy for provision of new moorings is ignoring this valuable resource</p> <p>There is a need for new canal moorings for both residential and tourist uses, and the proposed site to the land to south east of Mini Dealership, London Road, Cow Roast offers an opportunity to provide such a facility, as part of a mixed use development</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO18792 |
| Full Name | Berkhamsted Citizens |
| Company / Organisation | Berkhamsted Citizens |
| Position | |
| Agent Name | |

| | |
|--|--|
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | Here is the link to the web site which forms part of our response to the Issues and Options Consultation and the short film needs to be watched and the documents read along with this document as part of our response. http://www.berkhamssteadcitizens.org.uk/2017/11/21/citizens-visioning-2017/ |
| Include files | |
| Number | Question 48 |
| ID | LPIO18957 |
| Full Name | Mrs Emma Robertson |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | Please find attached the final report written on behalf of Grove Field Residents Association. It states what we believe to be the best case scenario for Tring with the proposed increase to the town. Please read and include the report findings in your final decision. Summary Section from GFRA – Executive summary This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members. The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land. GFRA full document attached to question 46 |
| Include files | |
| Number | Question 48 |
| ID | LPIO18965 |
| Full Name | Mrs Emma Robertson |
| Company / Organisation | |
| Position | |

| | |
|--|---|
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached the final report written on behalf of Grove Field Residents Association. It states what we believe to be the best case scenario for Tring with the proposed increase to the town. Please read and include the report findings in your final decision.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> |

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| | <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LP1019077 |
| Full Name | Bill Ahearn |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I wish to register my objections to some of the proposals under consideration on the grounds they are simply to excessive and feel a more moderate scheme as set out in the attached report would be suitable</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |

| | |
|--|---|
| ID | LPIO19085 |
| Full Name | Bill Ahearn |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I wish to register my objections to some of the proposals under consideration on the grounds they are simply too excessive and feel a more moderate scheme as set out in the attached report would be suitable</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their</p> |

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| | <p>significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19143 |
| Full Name | Ms Sarah Hain |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I completely support the points discussed by the attached Report responding to the DBC planning consultation document. It addresses my own emotional and practical concerns about the town in which I live, as well as the wider area concerned, with a professionalism giving expert weight to its conclusions.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building</p> |

Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.

Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.

Grove Fields Residents Association

The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.

The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.

The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.

This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.

This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.

This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.

This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.

GFRA full document attached to question 46

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|----------------------|---------------|
| Include files | |
| Number | Question 48 |
| ID | LPIO19182 |
| Full Name | Ms Sarah Hain |

| | |
|---|---|
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I completely support the points discussed by the attached Report responding to the DBC planning consultation document. It addresses my own emotional and practical concerns about the town in which I live, as well as the wider area concerned, with a professionalism giving expert weight to its conclusions.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19193 |
| Full Name | Grove Fields Residents Association |
| Company / Organisation | Grove Fields Residents Association |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I attach a copy of the formal submission report raised in consultation to the Issues and Options paper on behalf of the Grove Fields Residents Association (GFRA). The GFRA represents 325 people, and I confirm that as of the 11th December 2017, this submission represents the position of all 325 members.</p> <p>Summary Section from GFRA – Executive summary</p> |

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| | <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19201 |
| Full Name | Grove Fields Residents Association |
| Company / Organisation | Grove Fields Residents Association |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I attach a copy of the formal submission report raised in consultation to the Issues and Options paper on behalf of the Grove Fields Residents Association (GFRA). The GFRA represents 325 people, and I confirm that as of the 11th December 2017, this submission represents the position of all 325 members.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and</p> |

predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.

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The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.

This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.

This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.

This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.

This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.

GFRA full document attached to question 46

| | |
|--|--|
| Include files | |
| Number | Question 48 |
| ID | LPIO19250 |
| Full Name | Marcus, Jane, Abigail and Jennifer Fox |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |

| | |
|---|---|
| <p>Your response - Please add your response here</p> | <p>Our family (4 adults) live in Tring and are extremely concerned about the proposed increase in housing for Tring. We are all members of Grove Fields Residents Association and attended the meetings at Pendley and Tring Town Council so that we could make an informed decision regarding the proposal from Dacorum Borough Council. GFRA response attached.</p> <p>We urge you to consider the issues and proposals in the attached report. Please do not develop Tring and further compromise the town’s infrastructure. We feel strongly that green belt land should be preserved for future generations</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| <p>Include files</p> | |
| <p>Number</p> | <p>Question 48</p> |
| <p>ID</p> | <p>LPIO19258</p> |
| <p>Full Name</p> | <p>Marcus, Jane, Abigail and Jennifer Fox</p> |
| <p>Company / Organisation</p> | |
| <p>Position</p> | |
| <p>Agent Name</p> | |
| <p>Company / Organisation</p> | |
| <p>Position</p> | |
| <p>Your Opinion - Please state your opinion here</p> | <p>Yes</p> |
| <p>Your response - Please add your response here</p> | <p>Our family (4 adults) live in Tring and are extremely concerned about the proposed increase in housing for Tring. We are all members of Grove Fields Residents Association and attended the meetings at Pendley and Tring Town Council so that we could make an informed decision regarding the proposal from Dacorum Borough Council. GFRA response attached.</p> <p>We urge you to consider the issues and proposals in the attached report. Please do not develop Tring and further compromise the town’s infrastructure.</p> |

We feel strongly that green belt land should be preserved for future generations.

Introduction Section from GFRA –

This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "*Issues and Options Consultation Local Plan to 2036*" dated November 2017.

NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.

Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.

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The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.

This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.

This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options

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| | <p>Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19455 |
| Full Name | John Wignall |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I would like to endorse the findings of the attached report prepared for the Grove Fields Residents Association.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19463 |
| Full Name | John Wignall |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |

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| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I would like to endorse the findings of the attached report prepared for the Grove Fields Residents Association.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "<i>Issues and Options Consultation Local Plan to 2036</i>" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> |

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| | <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19512 |
| Full Name | Kevin Cullen |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please refer to the attached report.(BRAG)</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19520 |
| Full Name | Kevin Cullen |
| Company / Organisation | |
| Position | |
| Agent Name | |

| | |
|--|--|
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please refer to the attached report.(BRAG)</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> |

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| | <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19569 |
| Full Name | Mark Lawson and Sharon Wilkie |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I do agree with the principle that more housing is probably required however there has to be a common sense approach to the problem and considerable thought has got to be given to a proper infrastructure and the funding to support that.</p> <p>I do hope you take the time to read this report and look at the positives and alternatives in the document which I think is a lot more balanced than I expected.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |

| | |
|--|---|
| ID | LPIO19577 |
| Full Name | Mark Lawson and Sharon Wilkie |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I do agree with the principle that more housing is probably required however there has to be a common sense approach to the problem and considerable thought has got to be given to a proper infrastructure and the funding to support that.</p> <p>I do hope you take the time to read this report and look at the positives and alternatives in the document which I think is a lot more balanced than I expected.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate</p> |

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| | <p>allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19626 |
| Full Name | Vivienne Inmonger |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the</p> |

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|--|---|
| | <p>approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19634 |
| Full Name | Vivienne Inmonger |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> |

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|--|---|
| | <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19686 |
| Full Name | John Inmonger |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> |

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|--|---|
| | <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19694 |
| Full Name | John Inmonger |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> |

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GFRA full document attached to question 46

| | |
|-------------------------------|-------------|
| Include files | |
| Number | Question 48 |
| ID | LPIO19808 |
| Full Name | Jon Esson |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |

| | |
|--|---|
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I am a member of the Grove Fields Residents Association and support the findings set out in their report as attached</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19816 |
| Full Name | Jon Esson |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I am a member of the Grove Fields Residents Association and support the findings set out in their report as attached</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> |

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GFRA full document attached to question 46

| | |
|-------------------------------|-------------|
| Include files | |
| Number | Question 48 |
| ID | LPIO19892 |
| Full Name | Chris Smith |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |

| | |
|--|---|
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I am against this development because of the pressure on the infrastructure of Tring, I am also concerned about that effect it will have on traffic and wildlife in the area as it is greenbelt land. (Response GFRA)</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19900 |
| Full Name | Chris Smith |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I am against this development because of the pressure on the infrastructure of Tring, I am also concerned about that effect it will have on traffic and wildlife in the area as it is greenbelt land. (Response GFRA)</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application</p> |

submissions and planning appeals, as well as works in relation to the High Court.

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GFRA full document attached to question 46

| | |
|-------------------------------|------------------|
| Include files | |
| Number | Question 48 |
| ID | LPIO19949 |
| Full Name | mrs sue van rhee |
| Company / Organisation | |

| | |
|--|--|
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached the document produced on behalf of the Grove Fields Residents Association, which details how strongly we feel about the proposed developments on Green belt land and without the appropriate supporting infrastructure..</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO19957 |
| Full Name | mrs sue van rhee |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached the document produced on behalf of the Grove Fields Residents Association, which details how strongly we feel about the proposed developments on Green belt land and without the appropriate supporting infrastructure..</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “Issues and</p> |

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GFRA full document attached to question 46

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| | |
| Include files | |
| Number | Question 48 |
| ID | LPIO20006 |
| Full Name | Kate and Ben Marston |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>As residents of New Mill, Tring, my husband and I would like to register our response to the Grove Fields Residents Association Report (attached).</p> <p>We agree with the recommendation of the association and Tring Town Council that location TR-HR (Dunsley) is the preferred site for new housing, playing fields and employment site.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20014 |
| Full Name | Kate and Ben Marston |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>As residents of New Mill, Tring, my husband and I would like to register our response to the Grove Fields Residents Association Report (attached).</p> |

We agree with the recommendation of the association and Tring Town Council that location TR-HR (Dunsley) is the preferred site for new housing, playing fields and employment site.

Introduction Section from GFRA –

This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "*Issues and Options Consultation Local Plan to 2036*" dated November 2017.

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Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.

Grove Fields Residents Association

The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.

The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.

The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.

This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.

This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options

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| | <p>Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20063 |
| Full Name | Maurice and Christine O'Keefe |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>We are members of the Grove Fields Residents Association and attach below our consultant's response to your planning consultation document.</p> <p>We are all on complete agreement with the findings of this report.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20071 |
| Full Name | Maurice and Christine O'Keefe |
| Company / Organisation | |
| Position | |

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| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>We are members of the Grove Fields Residents Association and attach below our consultant's response to your planning consultation document.</p> <p>We are all on complete agreement with the findings of this report.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> |

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| Include files | |
| Number | Question 48 |
| ID | LP1020120 |
| Full Name | Sherry and Haydn Bond |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached a copy of the issues report for Tring.</p> <p>We love living and raising our family in a small market town.</p> <p>We believe the expansions planned will make Tring a difficult place to live and thrive.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |

| | |
|---|---|
| Number | Question 48 |
| ID | LP1020128 |
| Full Name | Sherry and Haydn Bond |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached a copy of the issues report for Tring. We love living and raising our family in a small market town.</p> <p>We believe the expansions planned will make Tring a difficult place to live and thrive.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate</p> |

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| | <p>allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20178 |
| Full Name | Dianne Pilkington |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>To whom it may concern,</p> <p>I am attaching a report commissioned by the Grove Fields Residents Association of which I am a member.</p> <p>I do not believe that the Town of Tring can take a huge increase in population:</p> <p>The schools cannot cope in particular the Secondary school which is already needing to expand to accommodate children already in Tring.</p> <p>The station of Tring serves all surrounding villages and is located outside of the town requiring transport. The local bus service is not sufficient and the car park full by 8 am.</p> <p>In short, as a historic Market Town Tring thrives, but will be irreversibly damaged if over developed. Proper consideration needs to be taken regarding using green belt land which has not been taken. There is not the</p> |

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| | <p>correct infrastructure in place and I don't believe Tring could support it.</p> <p>Thank you</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20186 |
| Full Name | Dianne Pilkington |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>To whom it may concern,</p> <p>I am attaching a report commissioned by the Grove Fields Residents Association of which I am a member.</p> <p>I do not believe that the Town of Tring can take a huge increase in population:</p> <p>The schools cannot cope in particular the Secondary school which is already needing to expand to accommodate children already in Tring.</p> <p>The station of Tring serves all surrounding villages and is located outside of the town requiring transport. The local bus service is not sufficient and the car park full by 8 am.</p> <p>In short, as a historic Market Town Tring thrives, but will be irreversibly damaged if over developed. Proper consideration needs to be taken regarding using green belt land which has not been taken. There is not the correct infrastructure in place and I don't believe Tring could support it.</p> <p>Thank you</p> <p>Introduction Section from GFRA –</p> |

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This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.

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| | <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20281 |
| Full Name | David Clarke |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The attached report was provided to me by the Grove Fields Residents Association. I have reviewed the proposals outlined in the Issues and Options Consultation Local Plan to 2036 Paper, and I believe that the attached report captures the key concerns extremely well. I fully support the points raised in this report and would ask that you carefully consider them before progressing any further. In summary, I do not believe the proposals have been sufficiently thought through and in particular I believe that the fields referred to as "Grove Fields" is clearly unsuitable for residential development. I also believe that the proportion of houses that can be considered to be responsible allocation within Tring should in total be calculated at a maximum of 800 new homes, including the 500 homes that have already been allocated within the Local Plan and have yet to be fully delivered.</p> <p>Please accept this email and the attached report as my feedback on the proposed development of Tring.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |

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|--|---|
| Number | Question 48 |
| ID | LPIO20289 |
| Full Name | David Clarke |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The attached report was provided to me by the Grove Fields Residents Association. I have reviewed the proposals outlined in the Issues and Options Consultation Local Plan to 2036 Paper, and I believe that the attached report captures the key concerns extremely well. I fully support the points raised in this report and would ask that you carefully consider them before progressing any further. In summary, I do not believe the proposals have been sufficiently thought through and in particular I believe that the fields referred to as "Grove Fields" is clearly unsuitable for residential development. I also believe that the proportion of houses that can be considered to be responsible allocation within Tring should in total be calculated at a maximum of 800 new homes, including the 500 homes that have already been allocated within the Local Plan and have yet to be fully delivered.</p> <p>Please accept this email and the attached report as my feedback on the proposed development of Tring.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and Options Consultation Local Plan to 2036" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning</p> |

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| | <p>policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20339 |
| Full Name | Deborah Turnbull |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town.</p> <p>Summary Section from GFRA – Executive summary</p> |

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| | <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20347 |
| Full Name | Deborah Turnbull |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and</p> |

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| | <p>providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20447 |
| Full Name | Mr David Parker |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I am writing in response to the Issues and Options consultation. |

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| | <p>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</p> <p>It is a very detailed response to the questions set out in the consultation document and I hope will be given very careful consideration by the Council.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20455 |
| Full Name | Mr David Parker |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I am writing in response to the Issues and Options consultation.</p> <p>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</p> <p>It is a very detailed response to the questions set out in the consultation document and I hope will be given very careful consideration by the Council.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "Issues and</p> |

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GFRA full document attached to question 46

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| Include files | |
| Number | Question 48 |
| ID | LPIO20615 |
| Full Name | Jane Hawkins |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I am writing with regards to the proposed development of Tring.</p> <p>I am concerned this development has not been investigated correctly. Please see the attached file (GFRA full response)</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20623 |
| Full Name | Jane Hawkins |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I am writing with regards to the proposed development of Tring.</p> <p>I am concerned this development has not been investigated correctly. Please see the attached file (GFRA full response)</p> |

Introduction Section from GFRA –

This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "*Issues and Options Consultation Local Plan to 2036*" dated November 2017.

NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.

Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.

Grove Fields Residents Association

The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.

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This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.

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| | <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20671 |
| Full Name | Keiron Wybrow |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached a response document as commissioned by Grove Fields Residents association which I am a member of.</p> <p>As well as this I would like to make my own personal feelings known.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20679 |
| Full Name | Keiron Wybrow |
| Company / Organisation | |
| Position | |
| Agent Name | |

| | |
|--|---|
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Please find attached a response document as commissioned by Grove Fields Residents association which I am a member of.</p> <p>As well as this I would like to make my own personal feelings known.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council's issuing of the "<i>Issues and Options Consultation Local Plan to 2036</i>" dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an Accredited Expert Witness in Planning and predominantly works within private sector providing planning application submissions for major applications, representations in Public Inquiries for Appeals and providing Expert Witness work for the High Court. His areas of expertise include consideration of planning policy, planning balance and the structure of major applications.</p> <p><u>Grove Fields Residents Association</u></p> <p>The GFRA is a Residents Association consisting of a large accumulation of residents within Tring who are receptors to the assessed allocation sites to the east of the settlement, on land between Bulbourne Road and Station Road.</p> <p>The GFRA has been formed with the intention of engaging with the Local Authority on an appropriate assessment of housing supply for the Borough, and appropriate allocation of housing supply for Tring given its existing limitations and to consider the appropriate allocation sites for any housing supply required within and adjacent to the settlement.</p> <p>The Residents Association staunchly defend the Grove Fields sites from any proposed allocation due to their significant contribution to the Green Belt. However the association does not look to unnecessarily restrict housing supply within the Borough but instead requests that such allocation is robustly tested before adoption.</p> <p>This report is prepared on behalf of the GFRA and provides a direct response to the 46 questions raised in</p> |

| | |
|--|---|
| | <p>the Issues and Options Consultation Local Plan to 2036 paper issued by Dacorum Borough Council on November 2017.</p> <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO20868 |
| Full Name | Mrs. Sue Yeomans |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I welcome the opportunity to contribute to the Dacorum Borough Council's (DBC) consultation on Issues & Options Local Plan to 2036 and request that my comments below are fully taken into account in further deliberations on the Local Plan.</p> <p>Whilst I have given detail on some issues below, I totally support the response made by the Chiltern Countryside Group (CCG), which gives further comment on these key matters. Please refer to the CCG submission for my full response.</p> <p>Chiltern Conservation Group response below</p> <p>The Chiltern Countryside Group (CCG) welcomes the opportunity to respond to Dacorum Borough Council's (DBC) Issues and Options Local Plan to 2036 Consultation, December 2017.</p> <p>CCG is an independent local community Action Group established in 2008 with supporters throughout the Chilterns. Its mission statement is: '<i>Preserving the peace of the Chilterns</i>' and our response to this Consultation is made from that perspective.</p> <p>The Group's submits its response below to the Questions posed in the Consultation.</p> <p>CCG requests that the contents of its submission are taken fully into account by DBC in further consideration of the proposals contained within the 2017 Local Plan.</p> |

| | |
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| Include files | |
| Number | Question 48 |
| ID | LPIO20999 |
| Full Name | Mr & Mrs J.D Battye |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>This is our response to the consultation exercise in respect of the issues and options for the Local Plan recently published. We wish that the following views and comments be taken into account in your consideration of public responses.</p> <p>The Berkhamsted Residents' Action Group (BRAG) are responding in full to the Issues and Options consultation. We hereby request that you accept this e-mail asking you to duplicate BRAG's responses under our names so that a complete repetition of BRAG's submission is avoided. We would also like to place on record our endorsement of Berkhamsted Town Council's submission.</p> <p>Future development of Berkhamsted should be consistent with the Core Strategy adopted as recently as September 2013. The house building rates and the Green Belt releases around the market towns that are suggested in some options in the Issues and Options Consultation are a significant departure from existing policies in the Core Strategy. Adopting an option that requires large Green Belt releases around the market towns would mean that the Settlement Hierarchy described in the Core Strategy will have been abandoned. This Core Strategy must carry significant weight in the development of the Local Plan. In a letter from the Department of Communities and Local Government, dated June 2016, the Minister of State for Housing and Planning, Brandon Lewis, states that ". . . Green Belt boundaries should be adjusted only in exceptional circumstances, through the Local Plan process and with the support of local people."</p> <p>The recent adoption of the Core Strategy, following the statutory consultation, with its commitment to the Settlement Hierarchy, would imply that large Green Belt releases around Market Towns do not have the support of local people.</p> <p>In the same letter the Minister states: "We have been repeatedly clear that demand for housing alone will not change Green Belt boundaries".</p> <p>However, it is very clear from this consultation that the proposed Green Belt releases are driven entirely by the</p> |

requirement to allow the development of more housing across the Borough.

The urban capacity of Hemel Hempstead needs to be revisited in light of recent statements from central government on the opportunity to increase building heights in suitable locations. A revised and increased urban capacity for the Borough's main centre would reduce the need to provide for more Green Belt releases.

The current household build rate per annum in Berkhamsted is nearly twice that targeted. At the current rate most of the estimated target capacity will be deployed by 2020 (11 years ahead of target) while the rest of Dacorum lags behind target. Such disparities within Dacorum must be taken into account when assessing development numbers and site options going forward.

Infrastructure deficits are now evident across the Borough and only the provision of housing on large sites can deliver the necessary supporting infrastructure without detrimentally impacting on existing settlements. The infrastructure of Berkhamsted is not fit for purpose in relation to current needs let alone any future housing development. The blanket assumption that large-scale growth makes delivery of infrastructure easier is misplaced – it will depends on the site and the viability. In the Dacorum Strategic Infrastructure Study [Feb. 2011] this is clearly stated:

“By contrast there are certain types of infrastructure that are more sensitive to the location of demand. Ideally, these types of infrastructure should be located close to the population that they are intended to serve as the extent of the area that they serve (in other words their “catchment”) is very local.”

Supplementary Planning Guidelines, particularly in respect of Character Area Appraisals, should be maintained.

Protection of wildlife corridors should form an important part of any proposals. Future Green Belt releases can only detrimentally affect wildlife provision

| | |
|-------------------------------|-------------|
| Include files | |
| Number | Question 48 |
| ID | LPIO21029 |
| Full Name | julie owen |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |

| | |
|--|--|
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The attached report says what we friends of Grove Fields cannot say in the correct language.</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO21037 |
| Full Name | julie owen |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>The attached report says what we friends of Grove Fields cannot say in the correct language.</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered Planning and Development Surveyor. He is an</p> |

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This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.

GFRA full document attached to question 46

| | |
|--|---------------|
| Include files | |
| Number | Question 48 |
| ID | LPIO21094 |
| Full Name | Sheron Wilkie |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |

| | |
|---|--|
| <p>Your response - Please add your response here</p> | <p>Please find attached report regarding your proposed development in Tring as submission opposing this proposal. (GFRA)</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| <p>Include files</p> | |
| <p>Number</p> | <p>Question 48</p> |
| <p>ID</p> | <p>LPIO21102</p> |
| <p>Full Name</p> | <p>Sheron Wilkie</p> |
| <p>Company / Organisation</p> | |
| <p>Position</p> | |
| <p>Agent Name</p> | |
| <p>Company / Organisation</p> | |
| <p>Position</p> | |
| <p>Your Opinion - Please state your opinion here</p> | <p>Yes</p> |
| <p>Your response - Please add your response here</p> | <p>Please find attached report regarding your proposed development in Tring as submission opposing this proposal. (GFRA)</p> <p>Introduction Section from GFRA –</p> <p>This report has been prepared by NextPhase Development Limited on behalf of the Grove Fields Residents Association (GFRA) in relation to the commentary response required by stakeholders to the Dacorum Borough Council’s issuing of the “<i>Issues and Options Consultation Local Plan to 2036</i>” dated November 2017.</p> <p>NextPhase Development Limited are Chartered Planning and Development Surveyors, regulated by the Royal Institute of Chartered Surveyors, whose areas of working practice are in Town and Country Planning, Development Surveying, Architectural Design and Building Regulations. The practice works across major and small scale applications both in the form of planning application submissions and planning appeals, as well as works in relation to the High Court.</p> <p>Christopher Whitehouse MRICS is Managing Director of NextPhase Development Limited and a Chartered</p> |

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GFRA full document attached to question 46

| | |
|-------------------------------|-----------------|
| Include files | |
| Number | Question 48 |
| ID | LPIO21272 |
| Full Name | Sarah Lightfoot |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |

| | |
|--|---|
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>I strongly support the Chiltern Countryside Group's submission regarding the Green Belt and AONB (below)</p> <p>The Chiltern Countryside Group (CCG) welcomes the opportunity to respond to Dacorum Borough Council's (DBC) Issues and Options Local Plan to 2036 Consultation, December 2017.</p> <p>CCG is an independent local community Action Group established in 2008 with supporters throughout the Chilterns. Its mission statement is: '<i>Preserving the peace of the Chilterns</i>' and our response to this Consultation is made from that perspective.</p> <p>The Group's submits its response below to the Questions posed in the Consultation.</p> <p>CCG requests that the contents of its submission are taken fully into account by DBC in further consideration of the proposals contained within the 2017 Local Plan.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO21520 |
| Full Name | Mr Chris Briggs |
| Company / Organisation | St Albans City & District Council |
| Position | Spatial Planning Manager |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Q.48 Other East Hemel Hempstead</p> <p>14. <u>East Hemel Hempstead ('Gorhambury')</u></p> <p>As explained in numerous previous discussions, the title 'Gorhambury' for this development option in some parts of the document is not considered helpful. Gorhambury is the name of an historic house and a much wider estate just outside St Albans. The name, house and estate is well known by local residents and Members. A part of the western end of this historic estate was transferred to what is now the Crown Estate some decades ago. The ongoing use of the name 'Gorhambury' causes considerable confusion to local residents and Members. The area should be referred to as East Hemel Hempstead.</p> <p>The wording of the 'box' on Page 37; 'What about the Gorhambury Land at East Hemel Hempstead?' and in Appendix C is surprising given the DtC context (see above). The references to 'the final decision will obviously affect how much land we will need to allocate in our own area' seems unfortunately worded.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO21577 |
| Full Name | Mr Charlie and Claire Laing |

| | |
|--|--|
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>My name is Charlie Laing and I am a resident of Tring and a member of the Grove Field Residence Association. I am writing to you on behalf of my wife and I to raise our concerns over some of the options proposed in Dacorum's New Single Local Plan (to 2036).</p> <p>I enclose a copy of a report that a planning consultant submitted to Dacorum on behalf of the Grove Fields Residents Association on Monday 11th December, of which I fully support. After the last town hall meeting, it is clear this report is very closely aligned with the views of Tring Town Council</p> <p>Summary Section from GFRA – Executive summary</p> <p>This report has been prepared on behalf of Grove Fields Residents Association (GFRA) to provide a response to the questions raised within the Issues and Options Consultation Local Plan to 2036 Paper, on behalf of Members of the Association. As of the 11th December 2017, the GFRA represents 325 members.</p> <p>The Association consists of a significant collection of individuals who are collectively concerned with both the approach to proposed housing allocation numbers, specification and location within the Borough as a whole and more specifically within the market town of Tring. Further to this the Association specifically looks to defend the land located between Bulbourne Road and Station Road (which makes up allocation reference sites TR-H1, TR-H2 and TR-H3) to the immediate east of Tring and within highly valued Green Belt designated land.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO21584 |
| Full Name | Mr Charlie and Claire Laing |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>My name is Charlie Laing and I am a resident of Tring and a member of the Grove Field Residence Association. I am writing to you on behalf of my wife and I to raise our concerns over some of the options proposed in Dacorum's New Single Local Plan (to 2036).</p> |

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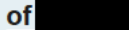

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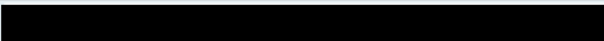


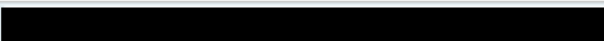


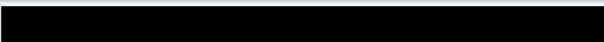


| | |
|--|---|
| | <p>This report is provided having comprehensively reviewed the documents that have been referenced by the Local Authority in the preparation of the Issues and Options Paper and has drawn conclusions that are raised in the form of responses to the pertinent questions.</p> <p>This submission is written on behalf of all members of the Residents Association, who support the conclusions raised.</p> <p>This document forms the first of a number of responses that will be issued by the GFRA in the ongoing preparation of the new Local Plan.</p> <p>GFRA full document attached to question 46</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO21631 |
| Full Name | Ms Wendy Halford |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | I hope everyone involved in making these decisions will be really sensible, take account of current residents' views and the environment we originally chose to live in. It is a beautiful area, and while careful allocation of new environmentally-friendly housing, new infrastructure etc could be a bonus to everyone, it would be all too easy to make a really big mess - so please don't do that. |
| Include files | |
| Number | Question 48 |
| ID | LPIO21735 |
| Full Name | Mr John Mawer |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | Linked to the above, we need to acknowledge that the balance of power has shifted so that the council's ability to control has been weakened as a result of staffing reductions. At the same time largely through the NPPF, the hand of the developer has been strengthened. In relation to both 3. and 4. above, LA3 gives a number of examples. For example - squeezing more housing into at the cost of green space / ignoring environmental |

| | |
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| | and energy issues / effectively pushing the traveller site out of the development. |
| Include files | |
| Number | Question 48 |
| ID | LPIO21738 |
| Full Name | Mr John Mawer |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>What is proposed by the council is clearly a charter for developers. Making profit is what developers are in business to do and quite rightly they try to maximise it.</p> <p>Our council is in the business of meeting the needs of the community. The interplay between the two is a vital part of our democracy. Taking the approach the council is currently embarked upon does not justice to this interplay. I frequently refer to the current developments because I fear that without clarity of purpose the reality will be that the community will be marginalized.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO21743 |
| Full Name | David Lang |
| Company / Organisation | Hemel Hempstead Constituency Labour Party |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Thank you for the opportunity to respond to the DBC Plan for housing in Dacorum, which we broadly support to turn around the chronic local housing shortage.</p> <p>Overall, we feel that the activities and analysis highlighted in the various areas are of the correct types for the decision making and in the development of the long term local plan. We have found it impractical to determine the detailed needs without the availability of lower level analysis behind the options and decisions.</p> <p>We support the statement that the basis of this plan for the future housing policy should be entirely based on the full and detailed analysis of the housing needs and wider issues outlined across the three towns, the villages and wards within the borough. We do not think that this level of granularity is yet present.</p> <p>The original post-war design of the Hemel Hempstead New Town promoted the concepts of communities of mixed housing and residents, with different ages and</p> |

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| | <p>backgrounds, with proper community centres, shopping areas and leisure provision. We believe that this is an opportunity, at least in Hemel Hempstead, to maintain this original ethos.</p> <p>In summary, we would like to see:</p> <ul style="list-style-type: none"> • Greater granularity of the need for and type of new dwellings across the DBC area; • A commitment to maintain quality and safety standards for all new-builds; • Adequate commitment to Affordable and Social Housing across the borough based on a meaningful local definition for Dacorum (without backtracking on supposed viability claims); • Adequate provision and integration (with other projected developments) of local infrastructure/amenities, such as schools, health facilities, roads, cycleways and transport. |
| Include files | |
| Number | Question 48 |
| ID | LP1021803 |
| Full Name | Professor Jim McManus |
| Company / Organisation | Public Health Service (HCC) |
| Position | Director |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Public Health is keen to see development that promotes health and wellbeing through positive planning and high quality design. Building health into our urban environments is a vital step towards delivering longer term improvements in health across the whole of society and we draw your attention to the 2017 Public Health England <i>Spatial Planning for Health</i> evidence resource for planning and designing healthier places.¹</p> <p>We believe that giving consideration to our health and wellbeing planning guidance² and undertaking a Health Impact Assessment on your local plan would be key steps to take in ensuring your Local Plan is health-proofed for the future.</p> <p>Dacorum's Population Health: Key Issues for the Local Plan</p> <p>Available data on the health of Dacorum shows that the health of people in Dacorum is generally better than the England average. However, life expectancy is 5.4 years lower for men and 6.1 years lower for women in the most deprived areas of Hertsmere than in the least deprived areas³. Local priorities include reducing obesity, increasing physical activity, reducing smoking, and helping the growing older population maintain their health. For more local health information see http://hertshealththevidence.org.</p> <p>By building health into planning we seek to address some of the causes of poor health from the outset and</p> |

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| | <p>in this context, a Local Plan should take an approach in its policy setting that balances provisions for a positive, healthy environment alongside the provision of healthcare facilities.</p> <p>http://www.governments.uk/guidance/planning-for-a-healthy-green www.hertfordshire.gov.uk/healthyplaces http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000096.pdf</p> <p>Our specific comments in response to the consultation are set out below. These are supported in more detail in the Hertfordshire Health, Wellbeing and Planning guidance document available at www.hertfordshire.gov.uk/healthyplaces.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22332 |
| Full Name | Philip Jones |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green |
| Include files | |
| Number | Question 48 |
| ID | LPIO22335 |
| Full Name | Dr A Nath |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| [REDACTED] | <p>This written statement is submitted by Philip Jones of [REDACTED], Berkhamsted. I represent [REDACTED] and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |

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|---|--|
| Number | Question 48 |
| ID | LPIO22338 |
| Full Name | Mr & Mrs R Turner |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
|  | <p>This written statement is submitted by Philip Jones of , Berkhamsted. I represent  and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22341 |
| Full Name | Mr & Mrs G Fensome |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
|  | <p>This written statement is submitted by Philip Jones of  Berkhamsted. I represent  and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22344 |
| Full Name | Mrs C Longbottom |
| Company / Organisation | |
| Position | |
| Agent Name | |

| | |
|---|--|
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
|  | This written statement is submitted by Philip Jones of  Berkhamsted. I represent  and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017. We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green |
| Include files | |
| Number | Question 48 |
| ID | LPIO22347 |
| Full Name | Mr & Mrs N Tiley |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
|  | This written statement is submitted by Philip Jones of  Berkhamsted. I represent  and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017. We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green |
| Include files | |
| Number | Question 48 |
| ID | LPIO22350 |
| Full Name | Mr & Mrs J Godfrey |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
|  | This written statement is submitted by Philip Jones of  Berkhamsted. I represent  and my comments set out below reflect the views of |

| | |
|--|---|
| | <p>residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22353 |
| Full Name | Mr & Mrs R Riseley |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| | <p>This written statement is submitted by Philip Jones of ██████████ Berkhamsted. I represent ██████████ and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22356 |
| Full Name | Mr & Mrs D Shetty |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Equally, the Stage 2 Green Belt review by Arup concluded that the site sensitivity rating for the Ivy House Lane field is Medium which resulted in inclusion of this site in the TRL study, and was similarly superficial and This is illustrated by the photo, principally focussed on a flooded Ivy House Lane, which ironically is repeatedly described as "a dry valley", showing a view of less than half of the site. It is well known "a picture paints a thousand words" yet the photo barely shows the relative height or its adjacency to the adjoining Area of Outstanding Natural Beauty (AONB). It significantly underplays "the steeply sloping valley sides" (the photo gives the appearance the site is almost flat) and totally neglects the scenic four mile view along the valley which</p> |







could suggest the photo was deliberately chosen to justify the Medium sensitivity rating. Also the basis for the positive suggestion that "the lane to the east affords enhancement and mitigation / screening potential in relation to development of the site" is gratuitous as it is difficult to understand how any house building provides enhancement in an area of AON B and there is no practical indication of the width or height of screening required to maintain the blackout that currently exists. Furthermore there is no balanced assessment as no significant comments are mentioned under transport routes which are highly relevant to the site sensitivity. Continuing to include sites such as Ivy House Lane destroys credibility in the planning processes and confirms that undue weighting is given to developer influence and is not focused on building the right houses in the right place.










By not following basic processes and supporting timely infrastructure investment, for which no developer so far has noticeably contributed to in Berkhamsted, the town is now capacity constrained. Lessons should be learned from poor historical decisions and future infrastructure and house building investment, particularly in capacity constrained market towns, should be coordinated on a timely basis.







This written statement is submitted by Philip Jones of [REDACTED] Berkhamsted. I represent [REDACTED] and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.

We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green

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| Include files | |
| Number | Question 48 |
| ID | LPIO22359 |
| Full Name | Mr & Mrs I Fyfe |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| [REDACTED] | <p>This written statement is submitted by Philip Jones of [REDACTED] Berkhamsted. I represent [REDACTED] and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |

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| Include files | |
| Number | Question 48 |
| ID | LPIO22362 |
| Full Name | Mr & Mrs J Rush |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
|  | <p>This written statement is submitted by Philip Jones of , Berkhamsted. I represent  and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22365 |
| Full Name | Mr & Mrs D Haannah |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
|  | <p>This written statement is submitted by Philip Jones of , Berkhamsted. I represent  and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22368 |
| Full Name | Mr & Mrs Lisa-Lotte & Henrik Hansen |
| Company / Organisation | |
| Position | |

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|---|--|
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
|  | This written statement is submitted by Philip Jones of  Berkhamsted. I represent  and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017. We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green |
| Include files | |
| Number | Question 48 |
| ID | LPIO22371 |
| Full Name | Mrs A Allison |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
|  | This written statement is submitted by Philip Jones of  Berkhamsted. I represent  Hunters Park and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017. We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green |
| Include files | |
| Number | Question 48 |
| ID | LPIO22374 |
| Full Name | Mr & Mrs V Watson |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
|  | This written statement is submitted by Philip Jones of  Berkhamsted. I represent  Hunters Park and my comments set out below reflect the views of |

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|---|---|
| | <p>residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22377 |
| Full Name | Mr & Mrs J Jensen |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
|  | <p>This written statement is submitted by Philip Jones of  Berkhamsted. I represent  Hunters Park and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22380 |
| Full Name | Mr & Mrs B Groves |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
|  | <p>This written statement is submitted by Philip Jones of  Berkhamsted. I represent  Hunters Park and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |
| Number | Question 48 |

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|--|--|
| ID | LPIO22383 |
| Full Name | Mr & Mrs Shaw |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>This written statement is submitted by Philip Jones of ██████████ Berkhamsted. I represent the views ██████████ and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22386 |
| Full Name | Mr & Mrs P Jenkins |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| ██████████ | <p>This written statement is submitted by Philip Jones of ██████████ Berkhamsted. I represent ██████████ ██████████ Hunters Park and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22389 |
| Full Name | Mr & Mrs C Pawson |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |

| | |
|--|---|
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>This written statement is submitted by Philip Jones of ██████████ Berkhamsted. I represent ██████████ Hunters Park and my comments set out below reflect the views of residents (see Attachment A) and issues raised at our meeting on Thursday November 9 2017.</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22393 |
| Full Name | Mr Neil Aitchison |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that there are other sites being offered where sustainability issues could be better addressed with less impact on the Green Bell</p> <p>The Council should be considering locations where a holistic approach can be taken to dealing with a large influx of new homes by planning improved infrastructure transportation, access to schools, transport nodes and other needed services. This should be done on a "top down - bottom up" approach. The TRL report cannot be relied on as it is too superficial. The existing proposals are a paste up of an undirected Call for Sites and a weak assessment regime that offers restricted choices in the Issues and Options Assessment.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22420 |
| Full Name | Dr Jonathan Brazier |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>In order to keep this brief I would refer you to the evidence and arguments put forward by Mr Phil Jones ██████████, Mr N Aitchison ██████████</p> |



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|--|---|
| | <p>██████ and Mrs Sharon Van Vlymen ████████ (see below)</p> <p>This written statement is submitted by Philip Jones of ████████ Berkhamsted. I represent ████████ ████████ Hunters Park and my comments set out below reflect the views of residents and issues raised at our meeting on Thursday November 9 2017.</p> <p>This statement has been prepared by Neil Aitchison of ████████ following consultation with Mr Philip Jones ████████ and supporting the objection of Hunters Park Residents objection to the site allocation as above</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22530 |
| Full Name | Mr & Mrs Lisa-Lotte & Henrik Hansen |
| Company / Organisation | |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>We believe the Green Belt Review is fundamentally flawed. Any adjustments in Green Belt should have been completed before deciding which sites to consider for further housing development. The TRL assessment of individual sites is superficial, biased, lacks any real analysis of the impact development has on the specific area in which they are situated and is on several accounts simply wrong. Development on Green Belt cannot offer any net environmental improvements, - the net effect can only be negative regardless of size. Previous conclusions on Green Belt by a series of Planning Inspectors have been ignored in favour of the flawed, confirmation biased Green Belt Review produced by consultants whose vague reasoning is completely at odds with the current Green Belt policy.</p> <p>Asking developers to put sites forward is ineffective and unprofessional. Their primary incentive is naturally to propose sites that will maximise their profitability.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22647 |
| Full Name | Mr & Mrs Rasiah |
| Company / Organisation | |
| Position | |

| | |
|--|--|
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>In this regard I support the succinct statements made by Mr.Neil Aitchison representing residents of Ivy house Lane, Mr.Phillip Jones representing the Hunters Park residents and Mr.Bruce Morris representing primarily the residents of Brackenhill and would urge Council to consider their weighted evidence.</p> <p>Philip Jones' response:</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that sustainability issues could be better addressed with less impact on the Green Bell</p> <p>Neil Aitchison's response:</p> <p>We consider that the current studies undertaken by Dacorum Borough Council are superficial, biased and inadequate and that there are other sites being offered where sustainability issues could be better addressed with less impact on the Green Bell</p> <p>The Council should be considering locations where a holistic approach can be taken to dealing with a large influx of new homes by planning improved infrastructure transportation, access to schools, transport nodes and other needed services. This should be done on a "top down - bottom up" approach. The TRL report cannot be relied on as it is too superficial. The existing proposals are a paste up of an undirected Call for Sites and a weak assessment regime that offers restricted choices in the Issues and Options Assessment.</p> |
| Include files | |
| Number | Question 48 |
| ID | LPIO22663 |
| Full Name | Lewis Claridge |
| Company / Organisation | NHBE |
| Position | |
| Agent Name | |
| Company / Organisation | |
| Position | |
| Your Opinion - Please state your opinion here | Yes |
| Your response - Please add your response here | <p>Natural, Historic & Built Environment Advisory Team (NHBE)</p> <p>Regarding paragraph 1.0.1, the NHBE Advisory Team supports the statement that one of the challenges of the Local Plan is to protect the historic environment whilst delivering growth for the Borough of Dacorum. This is because paragraph 126 of the National Planning Policy Framework (NPPF) notes that Local Plans should include a positive strategy for the conservation and enjoyment of the historic environment.</p> |

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| Include files | |
|----------------------|--|