

Appendix 6
Question 39 to
Question 41

Report Settings Summary

Event	Local Plan Issues & Options November 2017
Total Responses	22,707
Total Respondents	2,376
Filtered Responses	879
Filtered Respondents	816
Questions	<p>Question 39</p> <p>Is Option 1A your preferred option for delivering the growth needs of the Borough?</p> <p>Yes / No</p> <p><i>Please explain your reasons, with reference to evidence where available.</i></p>
Filter	<i>(none)</i>
Consultation Point(s)	ID-4764275-QUESTION-39
Pivot	<i>(none)</i>
Document Name	Question 39 - summary Report
Created on	2019-04-23 10:29:52
Created by	Strategic Planning Admin

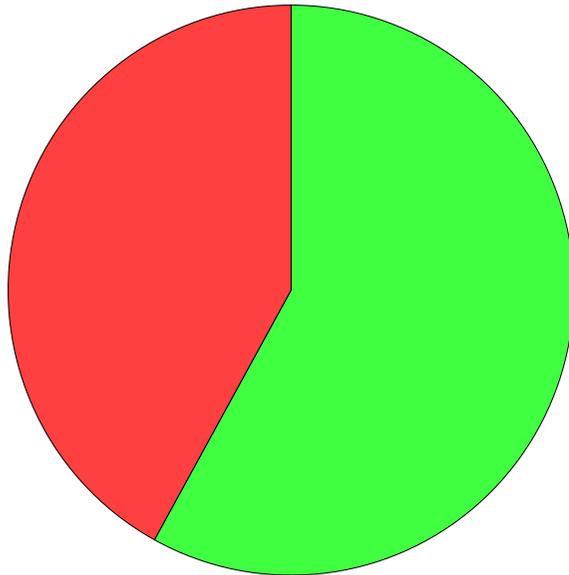
Your Opinion

Question responses: **879 (100.00%)**

Question 39

Is Option 1A your preferred option for delivering the growth needs of the Borough?

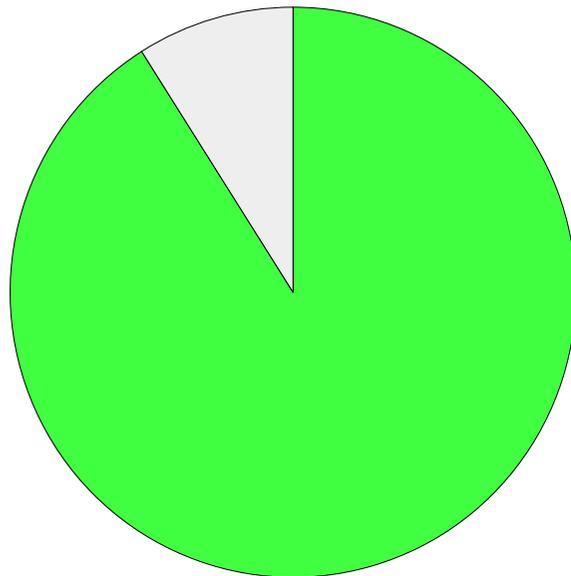
Yes / No



	% Total	% Answer	Count
■ Yes	58.02%	58.02%	510
■ No	41.98%	41.98%	369
Total	100.00%	100.00%	879

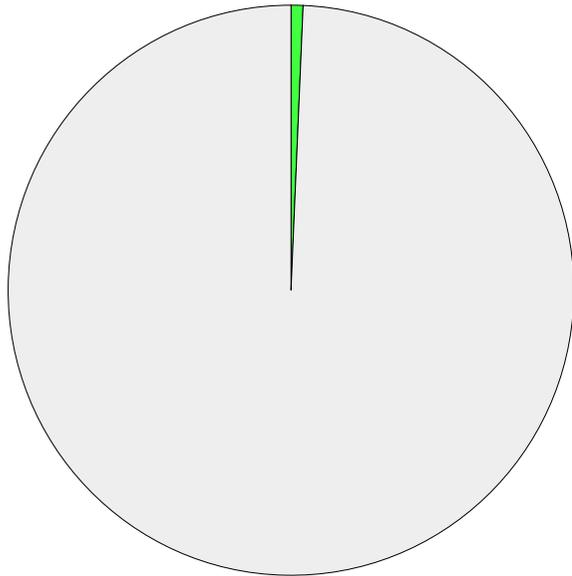
Responses

Question responses: **800 (91.01%)**



	% Total	% Answer	Count
■ Responses	91.01%	100.00%	800
■ No Response]	8.99%	--	79
Total	100.00%	100.00%	879

Supporting evidence

Question responses: **6 (0.68%)**

	% Total	% Answer	Count
■ Responses with File(s) Uploaded	0.68%	100.00%	6
■ Responses with No Uploads	99.32%	--	873
Total	100.00%	100.00%	879

Issues and Options All Responses to Question 39

Number	Question 39
ID	LPIO66
Full Name	Mr David Hicks
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support this option.
Include files	
Number	Question 39
ID	LPIO105
Full Name	Mr John Lilley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO111
Full Name	Mrs Fiona Ullman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO129
Full Name	Mr Ben Killick
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes.
Include files	
Number	Question 39
ID	LPIO152
Full Name	Mrs Karen Morrish
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO174
Full Name	Ms Rebecca MacRae
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 that option 1a is the best for balance between the need for more housing while not damaging the green belt nor ethos of the surrounding villages. I recently moved to Kings Langley due to the atmosphere or the village and the green space. To destroy thism is likely to make me reconsider living there, and indeed many others.</p> <p>It is already extremely apparent to me that further development of Kings Langley is unstastainabe due to local transport and roads. The trains are already extremely crowded during rush hour and the quanint high street which appeals to so many due to the atmosphere and ethos would be far too busy with more people. Where I have come from, Ruislip, there used to be nice high streets but there was massive population growth and a dramatic increase in rented properties and frankly the high streets are now full of litter and chain shops rather than supporting local businesses, and parking is impossible on a weekend. Indeed the road network in Kings Langley could not cope with more cars. This accompanied with the ruining of the green belt would destroy the ethos of the village which makes it so pleasant to live in and visit. the developments may feel more like a town, or even qualify for one which is not something any of the residence want. The other</p>

	<p>proposals are likely to make Kings Langley merge with surrounding areas, and I know I am not alone in opposing the coalescence of settlements.</p> <p>Building on the green belt especially is not only an ethos issue but an environmental one. Kings Langley is home to a lovely variety of wildlife, and in a world where global warming and destruction of animal habitats is such an issue, surely we have a responsibility to protect these areas? Brownland can be argued for development, but there is no argument I or many others would except for destroying the green belt and our local Wayside Farm. Why would Decorum want to fail to support our local farm, a rare diary farm in modern society which brings so much joy to the village and a great supply of raw milk?</p> <p>Furthermore while affordable housing may be the goal, frankly it is nieve to think that the buy to let nature of housing at the moment would not infiltrate the developments and eventually lead to higher rents like what is happening in many parts of Britain such as London.</p>
Include files	
Number	Question 39
ID	LPIO244
Full Name	Mrs Jill Moore
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO246
Full Name	Mr Lloyd Moore
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Green Belt should never be developed when there are vast tracts of land elsewhere.
Include files	
Number	Question 39
ID	LPIO248
Full Name	Miss Jennifer Moore

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO252
Full Name	Miss Jennifer Moore
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO253
Full Name	Miss Charlotte Hust
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 strong concerns about Kings Langley no longer being classed as a village with these changes made to the local greenbelt. I am opposed to the coalescence of the village, and think that Dacorum should protect the village from inappropriate development and the potential urban sprawl that comes with it. Kings Langley's identity comes from its village classification and its surrounding countryside. By developing the greenbelt, the council is risking urbanisation without good enough reason for doing so.</p> <p>I would question how we plan to sustain these developments, with traffic and one road taking the strain of traffic as it is. The idea that we will continue to develop houses and try to cram additional roads in in order to support these developments, putting our children at risk from hugely increased traffic flow and our roads and local businesses at risk when residents are no longer able to park on the main road and shop locally, instead local residents will be forced out away from local businesses.</p>

	No consideration seems to have been given to the village characteristics, I do not want to lose these characteristics within this much loved village.
Include files	
Number	Question 39
ID	LPIO303
Full Name	Ms Jane Mitchell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	no building on greenbelt
Include files	
Number	Question 39
ID	LPIO315
Full Name	Mr Paul Jenkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is my favoured option, as it minimises the building on green belt land and focuses what development is required on the major towns within the borough. The infrastructure of the borough would be most able to support this level of development.
Include files	
Number	Question 39
ID	LPIO354
Full Name	Mr David Stanier
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I am in favour of 1C where the burden of new building is shared over the whole of Dacorum. All areas will find new housing a burden as it is a change to the status quo. However housing is needed and the options there

	are reasonable infrastructure plans for all of the options, so I would reject option 1A as it destroys a large swathe of the green belt adjacent to Piccotts End
Include files	
Number	Question 39
ID	LPIO378
Full Name	Mr Michael Bouvier
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO471
Full Name	Ms Julia Marshall
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The major towns have better capacity to accommodate extra housing and the infrastructure to support them. Having said that, I am still concerned about the huge increase in the number of homes to be built on greenbelt land.
Include files	
Number	Question 39
ID	LPIO504
Full Name	Mr John Saunders
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the most sustainable solution (least impact) where the least number of new houses are added to towns that would not have their nature substantially altered by further growth unlike a village such as Kings Langley which, if certain other options were chosen, would

	become a part of Hemel Hempstead or a small town. Kings Langley is a small village community where everyone knows everyone. The infrastructure is already stretched - further growth would impact the whole community and gridlock would ensue in the village high street and surrounding areas.
Include files	
Number	Question 39
ID	LPIO505
Full Name	Debbi James-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>I believe that by developing the towns, these areas would be more able to deal with the increased number of households and all that this would bring in terms of additional traffic on the nearby roads. These towns will also be in a better position to cope with the additional pressures put on local services, including schools and Doctors surgeries and local services, such as water, gas, refuse collection and sewage.</p> <p>By taking this option, it would allow Kings Langley to remain the historic village with a great community feeling that we have today. Other options would result in Kings Langley joining up with Hemel Hempstead which is unacceptable.</p>
Include files	
Number	Question 39
ID	LPIO554
Full Name	Mrs Sarah West
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO555
Full Name	Mr Alex Moore
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Green belt must be preserved to protect existing villages and prevent urban sprawl. There are options available that means green belt need not be disturbed and this is the path that should be taken. Nobody is denying the need for additional housing but development must be in line with the original thinking of protecting rural areas.
Include files	
Number	Question 39
ID	LPIO575
Full Name	Mrs Caroline Williams
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1 A. Green belt must be protected at all costs, there must be infrastructure, range of employment, schools, transport and health services. Some of these plans would double the size of Kings Langley - which is like adding another 100k people to Hemel - hardly sensible!
Include files	
Number	Question 39
ID	LPIO584
Full Name	Mr Keith Gissing
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Ensure that green belt is protected and use every possible brown field opportunity.
Include files	
Number	Question 39
ID	LPIO599
Full Name	Mrs Elaine Tuck
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option is my preferred option. It would help maintain the character of Kings Langley while enabling it to take some additional houses. The larger towns are better able to support higher levels of development, although the impact on greenbelt is concerning.
Include files	
Number	Question 39
ID	LPIO608
Full Name	Mrs Elaine Tuck
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 just spent hours responding to this consultation and none of my responses seem to have been uploaded, which is distressing. I'm completing this answer again as it is important to me. This is my preferred option as it will enable Kings Langley to contribute some houses without negatively impacting on the character of the village which the other options would do. For example, the option involving Shendish would in effect result in Kings Langley becoming a suburb of Hemel.
Include files	
Number	Question 39
ID	LPIO691
Full Name	Mr David Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes I would support the 1A proposal in preference to all other options as it seems the most balanced option with the fairest distribution of new homes. I would also support controlled development in green belt with this proposal.

Include files	
Number	Question 39
ID	LPIO724
Full Name	Mr Miguel Patel
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Yes. It is the only viable option for the following reasons:</p> <p>A jump from the current yearly average of 404 to 602 homes a year is already a considerable increase. Exceeding this rate would surpass the area's capacity in terms of public services and infrastructure and, therefore, would not be sustainable. To note, experience has shown that even at the current rate of home building, infrastructure improvements have been virtually absent. If more schools, hospitals and roads are to be provided, the loss of green space, biodiversity and the coalescence of villages and towns would be unavoidable.</p> <p>One point of huge importance is that Dacorum falls within the London commuter belt, served by the west-coast mainline rail corridor, which is already at full capacity at the peak. This is forecasted to be alleviated somewhat by the construction of HS2. However, within the timeframe set out in the local plan, much of the proposed housing (most notably in options 2 and 3) would be in place prior to the completion of HS2. Increased freight movements during construction, which will reduce passenger train paths, will further deplete Euston station's capacity to receive commuters.</p> <p>Given that train services are already at capacity and the construction of HS2 will constrain Euston for at least another 9 years, it is difficult to envisage how housing growth in excess of 602 homes a year could be sustained. The ability of smaller stations such as Kings Langley to deal with a potential doubling of commuters is also highly questionable.</p> <p>With regard to road congestion, Kings Langley already suffers greatly from its proximity to the A41/M25. Due consideration needs to be given to the pollution and health impacts any expansion of the village would have.</p>
Include files	
Number	Question 39
ID	LPIO730
Full Name	Mr Dave Barnes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We should be looking to expand the existing towns in the borough not least because they will have more infrastructure than the outlying villages.
Include files	
Number	Question 39
ID	LPIO771
Full Name	Mr David Palfrey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option seems to meet the broad vision of focus ing development on mainly existing larger conurbations whilst maintaining local village identities and not adding further to infrastructure, social infrastructure and environmental pressures in these areas
Include files	
Number	Question 39
ID	LPIO781
Full Name	Mr John Shaw
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO789
Full Name	Mrs Helena Holliday
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	

Number	Question 39
ID	LPIO811
Full Name	Mrs Suzanne Lazenbury
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>1. The Green Belt in Kings Langley is needed to keep Hemel Hempstead and Rucklers Lane apart as well as keeping Hemel Hempstead and Kings Langley apart. Any of the other options would create a threat of coalescence and I am opposed to the coalescence of settlements because I do not want Kings Langley to become part of Hemel Hempstead and Watford.</p> <p>2. The C options are less sustainable, as they involve developing less sustainable parts of the Borough, for example overloading our road network, which is already under pressure and could not be extended. The current infrastructure would not sustain additional development and we should focus on development in more sustainable locations.</p> <p>3. The C options would harm the village character of Kings Langley</p>
Include files	
Number	Question 39
ID	LPIO827
Full Name	Mrs Karen Bevan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Too much development of Green Belt Land
Include files	
Number	Question 39
ID	LPIO847
Full Name	Mrs Valerie Lee
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A.
Include files	
Number	Question 39
ID	LPIO885
Full Name	Mr Gary Jobsey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The 3 villages should be excluded from this expansion of new houses as it will destroy their character and they don't have the support infrastructure that this expansion will require. Even at present, travel along the A4251 can be a nightmare especially through Kings Langley, and parking is already inadequate for the village centre.
Include files	
Number	Question 39
ID	LPIO894
Full Name	Mr Ian Jones
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO912
Full Name	Mrs Lindsey O'Brien
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO946

Full Name	Ms Stephanie Knowles
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option is the only one that would retain the character of Herfordshire rural villages, particularly Kings Langley. Furthermore, the towns already have the infrastructure in place and space to grow. The jobs are needed in the towns, to allow for economic growth and sustainability.
Include files	
Number	Question 39
ID	LPIO975
Full Name	Mrs Sarah Bouvier
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Protecting greenbelt and not forcing coalescence. Also protecting a local working farm.
Include files	
Number	Question 39
ID	LPIO1012
Full Name	Dr Benjamin Heydecker
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the only option listed that does not endanger the character of King's Langley through overpopulation and overenlargement of the village and excessive loading on the transport network.
Include files	
Number	Question 39
ID	LPIO1052
Full Name	mr Tish Seabourne
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)
Include files	
Number	Question 39
ID	LPIO1098
Full Name	mr Ian Passey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the only option that will mean Kings Langley will remain a village and not a suburb of Hemel or Watford , will not use up all the Green Belt , lead to excess traffic congestion all along the A4251 or build unwanted office space
Include files	
Number	Question 39
ID	LPIO1121
Full Name	Ms Tish Seabourne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	It is my second choice. Berkhamsted can not accommodate that level of development without significant infrastructure development.
Include files	
Number	Question 39
ID	LPIO1131
Full Name	Mr. Mark Scruton
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is the only option that seems to respect the green belt land and will ensure Kings Langley remains a village.
Include files	
Number	Question 39
ID	LPIO1155
Full Name	Mrs Morris
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Too much development in Berkhamsted
Include files	
Number	Question 39
ID	LPIO1161
Full Name	Mrs Saunders
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Use every possible brown field opportunity to ensure all green belt is protected
Include files	
Number	Question 39
ID	LPIO1185
Full Name	Mrs Ann Roxon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Green belt land should be preserved to maintain the identity of our county. If villages like Kings Langley become swallowed up into the nearest conurbation the whole area loses it ability to maintain a pleasant

	environment for all. Brownfield sites should be the priority.
Include files	
Number	Question 39
ID	LPIO1225
Full Name	Miss Kylie Jones
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>A jump from the current yearly average of 404 to 602 homes a year (option 1A) is already a considerable increase. Anything in addition to these figures should be ruled out.</p> <p>DBC have already stated within the 'Issues & Options' report (10.3.3 Rejected Distributions) that 'Significant expansion of large village(s)' has been 'rejected'. Options to increase the size of Kings Langley (Large Village) should therefore be removed from this consultation in line with DBC own recommendations.</p> <p>Exceeding this rate would surpass the area's capacity in terms of public services and infrastructure and have irreversible detrimental impacts of the Green Belt, specifically KL-h3, the character of the Kings Langley, a historic village would be destroyed and coalescence with neighboring towns and villages unavoidable. Any other option would not be sustainable.</p> <p>To note, first hand experience has shown that even at its current population level, Kings Langley's existing infrastructure is at capacity. Queuing traffic through the village is the norm especially at peak hours, any additional vehicle movements would have significant impact on air quality, quality life (including safety) and the look and feel of the village. Local schools & hospitals are already under increased pressure and would not be able to cope with the numbers proposed in options 2 & 3. Building more essential facilities to accommodate the population growth forecast under options 2 and 3 for Kings Langley is not viable as this would require additional loss of essential green space and further destroy the landscape character and historic value of the village.</p> <p>The attractiveness of an area with heavy road congestion, over-subscribed schooling and healthcare to prospective buyers must be taken into consideration.</p> <p>One point of huge importance is that Dacorum falls within the London commuter belt, served by the west-coast mainline rail corridor, which is already at full capacity at the peak. This is forecasted to be alleviated somewhat by the construction of HS2. However, within the timeframe set out in the local plan, much of the proposed housing (most notably in options 2 and 3) would be in place prior to the completion of HS2.</p>

Increased freight movements during construction of HS2, which will reduce passenger train paths, will further deplete Euston station's capacity to receive commuters (*DfT Strategic Case for HS2, Annex A, October 2013*)

Given that train services are already at capacity and the construction of HS2 will constrain Euston for at least another 9 years, it is difficult to envisage how housing growth in excess of 602 homes a year could be sustained.

First hand experience of travelling from London Euston from Kings Langley at peak times is that the services (12 carriages) are already uncomfortably full and standing. There are simply not enough free/additional paths to put on more local train services. The problem will only get worse as construction in Euston for HS2 gains momentum, increased freight movements to deliver construction materials and take away spoil will add to the challenges that commuters and the WCML already faces.

Furthermore the National Planning Policy Framework (NPPF), which was updated under the Conservative Government in 2012, provides guidance specifically in regard to protecting Green Belt and to inform planning and decision making. The NPPF states that the Government attaches great importance to Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

Wayside Farm (KL-h3) not only functions as a productive business, provides employment locally, is one of the only remaining dairy farms in the County, is well maintained and is a true asset to the community and Dacorum as a whole. DBC should take note of its importance to local residents. It is very much considered as the 'heart and soul' of the village which has only increased in recent years as the production of 'raw milk' and open access to the farm has soared. It is an educational resource, and has provided hundreds of families with the opportunity to learn about farming and the dairy industry. DBC should be promoting the farm and supporting it.

Given that proposal 1A meets the Government recommendation for growth of 602 houses per year, it is unreasonable and goes against Government Guidance to develop green belt land to accommodate any additional development proposed above this figure, specifically in regards to KL-h3. There is no case to say that any development over the proposed 602 houses per year have grounds for being considered 'exceptional circumstance'. DBC should therefore remove all proposals that seek to develop protected Green Belt from this consultation.

Include files	
Number	Question 39
ID	LPIO1228
Full Name	Mr Bernard Richardson
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO1286
Full Name	Sarah Harper
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 like any of them but it seems to make more sense to develop existing towns if development has to take place
Include files	
Number	Question 39
ID	LPIO1312
Full Name	Mrs Alison Cadge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The existing urban areas provide the necessary infrastructure for growth, without compromising the feel of the villages such as Kings Langley or resulting in the loss of significant areas of Green Belt. The villages (such as Kings Langley) are not sustainable locations for these large developments, and the significant infrastructure improvements that would be necessary to facilitate these developments would result in the loss of the village feel - the village would become a sprawling town, and is in danger of becoming a suburb of Hemel Hempstead rather than a village in its own right.
Include files	
Number	Question 39
ID	LPIO1342
Full Name	Mrs Catherine Marks
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	There is no need to build in Berkhamsted and Tring when Hemel has the infrastructure and capacity to take the new developments needed.
Include files	
Number	Question 39
ID	LPIO1347
Full Name	Mrs Karen Barnes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is my preferred choice as the least damaging of the options. However, I do not agree that it is appropriate to develop Shendish, which would further erode the distinct character of Kings Langley and its separation from Hemel. It would also be a loss of amenity and the road network around Apsley and Kings Langley cannot cope with the existing traffic, which has been worsened by numerous housing developments in the local area over the last 20 years without the supporting infrastructure. This is unsustainable. Apart from local residents, the roads often have to support commuters from further afield trying to reach the M25 and London. Brownfield sites should be developed and it is not appropriate to release sites in Kings Langley from the Green Belt.
Include files	
Number	Question 39
ID	LPIO1363
Full Name	Mr Andrew Calderwood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Berkhamsted cannot absorb the proposed scale of development. A commonly accepted definition of overpopulation is a population that cannot be supported by the available resources and that will be the result in Berkhamsted. Also, Berkhamsted has already taken more than its share of new housing in Dacorum. The wish of developers to build in Berkhamsted is not a

	reason for the Local Plan to concentrate development in the town
Include files	
Number	Question 39
ID	LPIO1398
Full Name	Mr D Percival
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is best option and not include the villages.
Include files	
Number	Question 39
ID	LPIO1407
Full Name	Mrs L E Percival
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	London Road (Apsley to Kings Langley) is regularly congested , increasing new builds in Shendish and Kings Langley will bring traffic to a standstill . Properties in Nash Mills Wharf cause a hazard already , having to park in Red Lion Lane as inadequate parking facilities are available on the estate.
Include files	
Number	Question 39
ID	LPIO1417
Full Name	Mr Matt Clarke
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Expansion of existing towns with brown field sites has to be the first option. There are the sites available and no requirement for green belt development, extinguishing a dairy farm (one of 2 in the county), inadequate school and doctors facilities, inadequate road infrastructure,

	inadequate train infrastructure in Kings Langley lead me to strongly support town based development first and foremost
Include files	
Number	Question 39
ID	LPIO1462
Full Name	Mr Brian Rook
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Hemel Hempstead is the only location which has adequate infrastructure already in place to support the new housing numbers. There is no evidence or track-record that Dacorum, Herts CC, nor Government have plans or capability to provide new infrastructure for outlying towns and villages.</p> <p>However I do not support the development of new housing on Green Belt land within Hemel.</p>
Include files	
Number	Question 39
ID	LPIO1487
Full Name	MR Katie Walsh
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Adhering to draft government figures for housing will only contribute toward the current housing crisis. Sadly, more houses need to be build to meet the demands of a growing population. A lack of building will only produce further issues further down the line, further inflating house prices against stagnant wages. The current plan does not sufficiently account for the extra pressures on infrastructure (particularly road use), which will need greater investment even at the proposed level of development.</p>
Include files	
Number	Question 39
ID	LPIO1514
Full Name	Mr Chris Marks
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No need to develop Tring and Berkhamsted when Hemel can take the number of housing needed.
Include files	
Number	Question 39
ID	LPIO1552
Full Name	MR PETER SUMMERFIELD
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	No building in Bovington
Include files	
Number	Question 39
ID	LPIO1580
Full Name	Mrs Barbara Hatch
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO1587
Full Name	Linda Hattersley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	

Number	Question 39
ID	LPIO1642
Full Name	Mrs Susan Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent over-development of Berkhamsted and Tring. HH needs to take its fair share of development, which it has failed to do over recent years.
Include files	
Number	Question 39
ID	LPIO1654
Full Name	Mrs Barbara McLeod
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1a is the only viable option that should be considered. I do not agree with the development of any green belt site, they should be protected. Brownfield sites should be considered.
Include files	
Number	Question 39
ID	LPIO1677
Full Name	Jenny Thorburn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO1698
Full Name	Mr Wayne Hill
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the only sustainable option for Kings Langley. We need to retain the ethos of the village and protect the greenbelt that we have become accustomed to. This will also ensure we keep the character of the village.
Include files	
Number	Question 39
ID	LPIO1700
Full Name	MR JONATHAN HAIGH
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1 a is the only option for Kings Langley Village as we need to remain a village and protect the green belt and ethos we have created.
Include files	
Number	Question 39
ID	LPIO1701
Full Name	MR JONATHAN HAIGH
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1 a is the only option for Kings Langley Village as we need to remain a village and protect the green belt and ethos we have created.
Include files	
Number	Question 39
ID	LPIO1721
Full Name	Ms G Puddiphatt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	The proposal for 900 homes in Berkhamsted is not acceptable for all the reasons given in the last 38 questions. It's not sustainable and will contribute to loss of the CAONB. Especially in Be-4 Darrs / Bell Lane in Northchurch
Include files	
Number	Question 39
ID	LPIO1733
Full Name	Mr Kenneth Watts
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the best option to protect Kings Langley and the other 'large villages' whilst delivering a substantial level of housing growth over the plan period. Kings Langley is particularly vulnerable to unsustainable growth in three ways. Firstly, and perhaps most important, there would be the irreversibly loss of character, community coherence and visual amenity. Secondly, the only significant level of development possible would involve a substantial outward expansion of the village and coalescence with Watford to the south and Hemel Hempstead to the north, the very thing for which the Green Belt was devised to avoid. Thirdly, any significant increase in either housing or commercial development will cause already saturated roads at peak times to completely fail with attendant gridlocking. Due to its geographical location virtually all traffic heading for the M25 or Watford and not gaining access to the A41 north Kings Langley is likely to funnelled through Kings Langley. To add a further significant burden to the already congested High Street will and feeder roads will be catastrophic. There is also the additional effect of increased traffic loads on Junction 20 of the M25. This is acknowledged to already be at maximum design capacity, in large part due to the A41 bypass creating a commuter 'corridor' extending to the north of Aylesbury. Southbound queues backing up to 1 mile have been experienced at peak times at this junction without a substantial additional burden from the A4251.
Include files	
Number	Question 39
ID	LPIO1742
Full Name	Mr Paul Hildyard
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1A is the only option which retains the individuality of the villages and Shendish. There is unique character and history here which would be destroyed with ever with any other option.</p> <p>Additionally 1A avoids coalescence of Hemel Hempstead to Kings Langley and preserves the location of Shendish.</p> <p>The local infrastructure is unable to be improved and is regularly at breaking point. It cannot sustain many more vehicles.</p> <p>It is essential to minimise the impact on the character of our villages by any proposed home building.</p> <p>The Green Belt land is what makes this area, it is part of our identity and as such should be preserved.</p>
Include files	
Number	Question 39
ID	LPIO1746
Full Name	Mrs Pamela Kingsland
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 lived in Kings Langley for more than 50 years and during that time I have seen the village grow considerably but without exception has been on brownfield sites. As for building on productive farmland in the form of Charlie Wrays dairy farm I find this quite senseless, considering the ever increasing growth of the population in this country. Should these plans be passed this will completely destroy and alter the character of the village as we know it and Kings Langley will be no more than an annexe to Hemel Hempstead and Watford. I therefore oppose the development whole heartily and my preferred choice without exception would be 1A</p>
Include files	
Number	Question 39
ID	LPIO1767
Full Name	Mr Craig Wiggill
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO1776
Full Name	Mr Lawrence Sutton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This plan incorporates more homes in Berkhamsted that the towns infrastructure can sustain. The main reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO1828
Full Name	Mr. Philip China
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1a is the only proposal to serve as a way forward to preserve Kings Langley's village status and thus not become merely a suburb of Hemel Hempstead, or indeed Watford. It is essential to preserve green belt to aid the environment and leisure access to the countryside for people to enjoy in the future. The "c" options would greatly overload the already congested roads in and around Kings Langley and would also damage the village character.
Include files	
Number	Question 39
ID	LPIO1838
Full Name	Mrs Maria McHale
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1A is the only option I can support, as this would preserve the distinct character and heritage of Kings Langley village and protect Green Belt land and the surrounding countryside. However, this option focuses development on nearby towns, and I am concerned with the knock on effect that increases in population within Hemel Hempstead, Berkhamsted and Tring would have if these towns are further developed. This will inevitably result in increased traffic coming through Kings Langley village towards the M25 and Watford. Traffic in Kings Langley is already at a standstill during peak times, with the village high street often being blocked and almost impossible to navigate, and with traffic queues backed up through the village and down towards the M25 junction. Due to the down scaling of services at Hemel Hempstead hospital, it is difficult to see how any further increases in population could be accommodated, as Watford hospital is already stretched. Additionally, there is already significant pressure on local medical services. There seems to be little thought given within the Proposal as to whether the existing infrastructure within Kings Langley and the surrounding areas can cope, nor does there seem to be any kind of meaningful analysis justifying the predicted housing and commercial premises needs for the future in Dacorum.</p> <p>I am especially concerned with the proposed development of up to 1000 houses on Wayside Farm which is Green Belt land. The proposal also includes around 18 hectares being ear marked for new office development, with the possibility of an even larger area of land being taken in the future to meet the commercial needs of the wider South West Herts area. The consultation document states that this option is considered ideal because of its proximity to Kings Langley Station and Junction 20 of the M25. However, it totally fails to take into account the already heavy road traffic congestion and the insufficient parking at Kings Langley station and already high numbers of commuters with trains to London being full to capacity. It is difficult to see how the existing infrastructure could cope with such an increase to the population, and the area most certainly does not need more office space, as evidenced by existing empty or under utilised offices and commercial premises in the area. No doubt these are not attractive propositions due to the already congested roads, so further increasing road traffic is hardly likely to attract businesses to locate to the area. Any development on Wayside Farm would effectively coalesce Kings Langley with Watford, and the possibility of even more offices and commercial premises being located on this land in the future would most certainly be the end of Kings Langley as a village, and would be grossly detrimental to the current inhabitants with the loss of green space, increased difficulties in getting to work, reduction in air quality and significant increases in noise and general pollution.</p>

	<p>The very purpose of Green Belt land is to prevent urban sprawl and protect the environment, and I feel that the scant regard given to the proposals to develop on the four sites in Kings Langley at Wayside, Rectory and Hill Farms and the proposed Shendish development which is on conservation land is completely at odds with the stated objectives in the Core Strategy. Green Belt land must be preserved, as once it is built on it is gone forever.</p> <p>More emphasis needs to be placed on developing existing brownfield sites and converting unused office blocks into housing before proposing to build on precious Green Belt land, especially as many of the assumptions about the need for more office space and housing seem questionable. With Brexit pending it would perhaps also be prudent to re evaluate the predicted needs for housing and office space once we know the full effects this will have on the economy.</p>
Include files	
Number	Question 39
ID	LPIO1860
Full Name	Mr David Holwell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1 A is preferred</p> <p>The green belt should be protected at all costs. it is what separates Kings Langley from Hemel, also it has be constantly pointed out that Shendish is part of the Parish. Kings Langley is an historic village which played an important part in our nations history, this should be a treasured heritage site, disappearing under a sea of concrete is not an option. All roads in Kings Langley lead to the High Street, which is choked at peak times and slow moving at other times, consequently all other roads in Kings Langley became short cuts and speed ways. Which brings more pollution and constant noise passing front doors, this has a detrimental effect on health and quality of life. The impact of more housing will only compound these problems!</p> <p>The table above has a section on jobs, which states their is no urgent need for other employment sites given that there are sites in the Maylands area. This is contradicted in other sections of this document, where it is suggested that the development would include offices the site is Wayside Farm</p>
Include files	
Number	Question 39

ID	LPIO1861
Full Name	Mr Adam Tuck
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 option largely avoids the smaller villages, which do not possess the infrastructure to sustainably accommodate the levels of housing proposed in other options, and whose local characters would be threatened by larger developments. This latter point is in direct contradiction to the borough's vision and has already been used as a reason to dismiss the option of 'Significant expansion of a large village(s) (see 10.3.3).</p> <p>As an existing large conurbation, Hemel Hempstead already has an infrastructure better suited to accommodate the levels of housing required to meet the borough's needs. The new town's modern layout and wider roads can accept more traffic and be integrated more smoothly with extended development, while the recently redeveloped town centre already provides a lot of the amenities required by an increased population. Furthermore, the town is already of a size which would make the addition of a large number of homes much less noticeable than they would be in the smaller villages. The same is less true of the market towns, but by spreading some of the development across them, the extension of Hemel could be prevented from swallowing neighbouring villages.</p>
Include files	
Number	Question 39
ID	LPIO1878
Full Name	Mrs Alison Hales
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This choice minimises development and does not necessarily involve building on the Green Belt.
Include files	
Number	Question 39
ID	LPIO1903
Full Name	Mr Richard Case
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town." • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. • Berkhamsted should not be penalised because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of

	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO1932
Full Name	ms V Earle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO1949
Full Name	Mrs Lesley Drake
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 have lived in Berkhamsted for 40 plus years and have personal experience of the issues arising from the level of development over those years; development which has accelerated recently. In particular the wait for a doctor appointment, overcrowding on peak time trains, inability to park in the town, time required to travel through town due to weight of traffic, traffic congestion in side roads etc. etc.</p> <p>The Berkhamsted infrastructure is struggling and I believe that development in Berkhamsted should be limited to the current commitment and no more.</p> <p>Option 1B focusses on expanding Hemel Hempstead which as a New Town has been designed with infrastructure which is capable of supporting further growth. The job opportunities, transport links, distribution of facilities such as local shops, schools and doctor surgeries is much more able to support growth. A larger population might even promote regeneration of the</p>

	Marlowes shopping area and justify better utilisation of Hemel Hempstead hospital which would benefit the whole Borough.
Include files	
Number	Question 39
ID	LPIO1961
Full Name	Mr Robert Emberson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Far too much development on Green Belt land surrounding the smaller towns Tring & Berkhamsted. Please see answers to questions 33, 45 & 46 for detailed reasons.
Include files	
Number	Question 39
ID	LPIO1979
Full Name	Mr Barry Morris
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Any development of Green Belt land is totally unacceptable when there are many Brownfield areas in this borough
Include files	
Number	Question 39
ID	LPIO1983
Full Name	Mrs Katie Garner
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39

ID	LPIO1984
Full Name	Mrs Katie Garner
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO1985
Full Name	Mrs Katie Garner
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO1991
Full Name	mrs carol boyce
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	

Number	Question 39
ID	LPIO2008
Full Name	Mr Ian McHale
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support option 1A as this is the only option which protects Green belt land and prevent Kings Langley coalescing with Hemel Hempstead and Watford.
Include files	
Number	Question 39
ID	LPIO2062
Full Name	Mr Ian Allerton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The integrity of Kings Langley village would be severely threatened by any other option given the fragility of the existing infrastructure. Additionally, the use of Green Belt land in other options threatens the existence of the various communities within the borough.
Include files	
Number	Question 39
ID	LPIO2085
Full Name	Mr Christopher Giddings
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO2107
Full Name	Mr Brian Isbell

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the only option that preserves the Green Belt and maintains the village character of Kings Langley avoiding it becoming continuous with Hemel Hempstead
Include files	
Number	Question 39
ID	LPIO2109
Full Name	Mr Andrew Luckham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Green belt land must be preserved to protect existing villages, prevent urban sprawl and neighbouring towns/villages merging.
Include files	
Number	Question 39
ID	LPIO2113
Full Name	Mrs Lisa Luckham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option minimises development of Green Belt Land and focuses development on areas that can support the increase
Include files	
Number	Question 39
ID	LPIO2178
Full Name	Mr Les Mosco
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent massive over development of Berkhamsted and Tring and is contrary to the objectives, policies and local aspirations set out in Section 4. No consideration has been given to different topographies and inadequate supporting infrastructure and Herts road strategy which demonstrates that there are no workable solutions for road infrastructure. Berkhamsted and Tring have already exceeded targets and should not be punished because they have developed at a faster rate than required by the plan. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
Include files	
Number	Question 39
ID	LPIO2184
Full Name	Mr Simon Ware
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ol style="list-style-type: none"> 1 The Tring and Berkhamsted Greenbelt potential areas are within close vicinity or within environmentally sensitive areas, such as Areas of Outstanding Natural Beauty (Chilterns/Ashridge) 2 Existing infrastructure in Tring and Berkhamsted will not be able to cope with additional 800 and 1100 new homes. Roads within high streets are too narrow for increased traffic and additional demand on local services will be too high. 3 Berkhamsted is already undergoing development of greenfield land off Shootersway which is going to cause increase pressure on roads and local services. 4 Tring approved scheme off Icknield Way (LA5) and Francis House when built will add 300 new homes which will increase pressure on roads and local services.
Include files	
Number	Question 39
ID	LPIO2194
Full Name	Mrs Karen Mellor
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is my preferred option as Hemel Hempstead has better connections with M1 and Road Infrastructures to support increased development. However, this option still requires Borough and County commitment to building in total connecting safe cycle routes, walking routes and adequate bus routes to Hemel Town and surrounding Towns, Schools and to Hemel Hempstead Station I do NOT, however, agree with the 2980 houses to be built on Green Belt Land. I would like to see evidence of an indepth survey of Hemel Hempstead housing stock and brown field sites, to ensure that every available option has been explored and that there are no empty lettings/houses.
Include files	
Number	Question 39
ID	LPIO2195
Full Name	Mrs Karen Mellor
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Because I do not think that Berkhamsted or Tring should lose their Green Belt Land, nor Hemel Hempstead as it contributes to well being and provides a barrier against pollution and ecological destruction. Most have public foot paths and are a civic amenity which is cross age group and should be free to enjoy.
Include files	
Number	Question 39
ID	LPIO2227
Full Name	Mrs Melanie Flowers
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I feel that focusing development on the 3 towns would provide the least problems with infrastructure and environment as services are more likely to be currently available or possible to provide in future. This option

	also provides the least unnecessary development of greenbelt land. I also feel that the lowest level of development permissible under government guidelines should be allowed.
Include files	
Number	Question 39
ID	LPIO2244
Full Name	Mr Peter Flowers
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The green belt in Kings Langley is needed to keep Hemel Hempstead and Rucklers Lane apart, as well as keeping Hemel Hempstead and Kings Langley apart
Include files	
Number	Question 39
ID	LPIO2264
Full Name	Mrs Kim Wilson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I do not want any developments to take place in Kings Langley Village or on the Shendish Estate. Whilst on the subject, Shendish Manor Estate is not Hemel Hempstead and I am confused why you keep referring to it as part of Hemel not Kings Langley? The land you wish to build on falls under Kings Langley. I feel that this is a very sly and under hand way of getting out of developing on Kings Langley village by classing the shendish manor estate as hemel hempstead so you can still build on there. I will comment further on this and the objections I have to this later on in the document. Also , you state on page 47 that Kings Langley has the capacity to only build a further 50 houses, so why on earth are you proposing all these developments???
Include files	
Number	Question 39
ID	LPIO2288
Full Name	Mr Austen Constable
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO2296
Full Name	Mrs Joanne Carrington
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 royal village, Kings Langley needs to retain its character and history, in line with this status. Our green spaces are part of this character, not to mention so important for our beautiful wildlife and trees.</p> <p>Building housing on the sites suggested would add an enormous amount of traffic (the roads are full to capacity at present), more pressure on the primary schools (currently, not all the children in Kings Langley gain a place at the primary school, with some not being allocated any school at all), more commuters (try getting a seat on the 8:41 to Euston), the parking (good luck getting a space on the high street). These aspects will alter the royal village forever.</p> <p>Wayside farm is at the heart of the Kings Langley community; children learn about dairy farms, where fresh milk comes from, drinking the raw milk has huge health benefits and we all gain exercise from the walks around the farm. Wayside is one of only two dairy farms in the area to have succeeded since the financial crash. We should be supporting our local farmer, not destroying his livelihood. The farming industry is so important to the future of this country.</p> <p>I am opposed to any building on Greenbelt sites in Kings Langley, Dacorum or the UK as a whole.</p>
Include files	
Number	Question 39
ID	LPIO2315
Full Name	Mrs Sarah Bouvier
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Protecting greenbelt and not forcing coalescence. Also protecting a local working farm.
Include files	
Number	Question 39
ID	LPIO2341
Full Name	Dr Helen Foster
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The infrastructure around Kings Langley can not cope with new housing around the village and the Hemel Hempstead only option of area development would still lead to huge amount of additional congestion on current road and rail services. Also this option helps to maintain the character of the village, and minimize the effect on wildlife and the environment. The infrastructure (schools, GPs, road etc.) within Kings Langley would not be able to accommodate additional growth.
Include files	
Number	Question 39
ID	LPIO2351
Full Name	Mr George Bull
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	In the case of schools, it is wholly unacceptable that DBC should propose an option which requires the expansion of Tring School but which goes on to say that "expansion capacity is limited and it may not be sufficient to accommodate the level of pupil generation". Education of children within their communities is fundamental to the future life of this country. If DBC can't do better than to say that school expansion is necessary but not possible, then it should pause the whole process and consult with all relevant education policies to come up with a coherent plan which fully meets foreseeable education needs.
Include files	
Number	Question 39
ID	LPIO2365
Full Name	Mr Peter Foster

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The KingsLangley area could not cope with the additional traffic that the other options would channel through the Village. Additionally the larger towns could cope better with the transport links as more trains stop at them. Green belt should be protected as is important for wildlife which can't speak for it,s self and is being squeezed out with many species being endangered.
Include files	
Number	Question 39
ID	LPIO2374
Full Name	Mr/Mrs Colin & Jenny Fleming
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>1A It would be more beneficial to convert empty buildings into accommodation, and only build on brownfield
Include files	
Number	Question 39
ID	LPIO2377
Full Name	Mrs Susan Foster
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The environmental impact around Kings Langley would be profound if developed. Kings Langley would no longer be a village, but just part of an urban sprawl from Watford to Hemel Hempstead. It would lose its identity as a village. The infrastructure is already overstretched. The roads are currently in poor condition and have heavy congestion. All other options would mean an increase in road use and thus traffic and noise pollution. The trains are already functioning at maximum capacity too. This would cause additional strain on GP services and schools. Every single brownfield site should be exhausted first for building purposes; certainly before

	green belt and areas of outstanding natural beauty are used. Also ensure properties are not left vacant.
Include files	
Number	Question 39
ID	LPIO2386
Full Name	Mr Tom Bloch
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO2425
Full Name	Mr Robert Foster
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This would be my preferred option however I do not agree with the development of the green belt land at Shendish, the infrastructure from Hemel through to the M25 via Apsley and Kings Langley could not support the increase in road traffic etc, rush hour traffic and weekend traffic throughout the length of the A4251 is already horrendous and would only get worse. The suggestion regarding the need to encourage cycling, walking and the use of public transport is not acceptable for residents who have very little option other than having to drive to work
Include files	
Number	Question 39
ID	LPIO2438
Full Name	Mr Simon Inge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	I support Option 1A as it would seem to be the least damaging to villages in the Borough, such as Kings Langley. It is most important to preserve the integrity and character of the existing villages and not allow the surrounding Green Belt countryside to be built-on and developed. In addition to this, the existing local infrastructure and services (eg roads, rail, health/medical, schools, etc) are now full to bursting. Local main roads, such as the A4251, are extremely congested during peak times at several locations and this could only get worse if additional building development takes place in the area. Any modest residential and business building developments must be on brownfield sites within the existing village boundaries.
Include files	
Number	Question 39
ID	LPIO2443
Full Name	Mr David Glenister
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 proposed new homes development is not sustainable for Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4. It is understood that Berkhamsted already has a population in excess of 20,000 with some 8,500 dwellings. There is already an obligation on Berkhamsted to build 600 new homes, this further increase would amount to a 14% growth rate.</p> <p>The existing infrastructure of Berkhamsted cannot take any further increase in development. Dacorum CC must make it clear to thier local residents and local tax payers on what exactly will be the new infrastructure plan proposed before we can accept any projections of new homed development.</p>
Include files	
Number	Question 39
ID	LPIO2462
Full Name	Dr Nick Hodsdon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Only selected as the least bad option!

	<p>Note the proposed development at Shendish is in Kings Langley NOT as stated in Hemel Hempstead and should not be developed. There is no practical access to this site, the additional traffic from 900 home and a school would grind Kings Langley and Apsley to a standstill and that would be worse still if the land was used as indicated for employment development.</p> <p>There should be not development of Green belt.</p>
Include files	
Number	Question 39
ID	LPIO2483
Full Name	Dr Nick Hodsdon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Only selected as it is the least bad option.</p> <p>However, Please note the proposed development site at Shendish should not be included in Hemel Hempstead. This lies within the Kings Langley parish boundary and is part of Kings Langley village, The Green Belt land here provides important separation of Apsley from Kings Langley. Development here would lead to coalescence of these villages.</p> <p>Furthermore there are no practical options to access this site and certainly not for the scale of development proposed. Access from the A41 is not an option due to highways limitations on the spacing of junctions. To provide access directly onto the A4251 at Apsley would lead to severe congestion through Apsley and Kings Langley. Access from Rucklers Lane presents even more difficulties as the road is narrow and the junction with the A4251 already congested. Vehicles exiting the lane frequently have to wait for several traffic light cycles to complete before they can access the main road. This is caused partly by the timing of the lights, but mostly either by cars turning right into Red Lion road blocking the junction for any cars wishing to turn right towards Kings Langley and partly by cars turning into Rucklers lane and getting blocked due to cars being parked on both sides of the road and the queue of traffic waiting to exit the lane.</p>
Include files	
Number	Question 39
ID	LPIO2504
Full Name	Mr Timothy Copeman
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO2535
Full Name	Mr Stanley Judd
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 A41 bypass extension from the M25 to Aylesbury was impart built to ease congestion in kings Langley, Apsley etc. Due to the increased volume of traffic on the bypass the traffic through Kings Langley and Apsley has become critical and has also caused traffic to divert through Rucklers Lane in the rush hour. The junction at Hempstead Road, Red Lion Lane and Rucklers Lane is chaotic at rush hour and often with traffic at a standstill. There seems to be no way out of the existing problem and to increase the housing around Shendish would result in complete gridlock. Already there is no way that a change could be made in the infrastructure to ease the problem.</p> <p>S Judd. Lady Meadow. Kings Langley.</p>
Include files	
Number	Question 39
ID	LPIO2536
Full Name	Mr Stanley Judd
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 A41 bypass extension from the M25 to Aylesbury was impart built to ease congestion in kings Langley, Apsley etc. Due to the increased volume of traffic on the bypass the traffic through Kings Langley and Apsley has become critical and has also caused traffic to divert through Rucklers Lane in the rush hour. The junction at Hempstead Road, Red Lion Lane and Rucklers Lane is chaotic at rush hour and often with traffic at a standstill. There seems to be no way out of the existing problem and to increase the housing around Shendish would result in complete gridlock. Already there is no way that</p>

	a change could be made in the infrastructure to ease the problem. S Judd. Lady Meadow. Kings Langley.
Include files	
Number	Question 39
ID	LPIO2561
Full Name	Mr Kevin Kelly
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Development around the towns would appear to be the best option as they have the existing infrastructure to deal with the proposed expansion with the least required upgrading of current services.
Include files	
Number	Question 39
ID	LPIO2611
Full Name	Mr Paul Crosland
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO2616
Full Name	Lisa Savage
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is my preferred choice as the least damaging of the options, on the basis that it is preferable to extend the existing towns rather than destroy villages through excessive development. That said, I ONLY support option 1A on the basis that the assignation of Shendish is corrected and this is

	<p>acknowledged as part of Kings Langley and thus any potential development considerations are totally rejected.</p> <p>The road network around Apsley and Kings Langley cannot cope with the existing traffic, which has been negatively affected by numerous housing developments in the local area over the last 20 years without the supporting infrastructure. This is unsustainable. In addition to local residents, the roads often have to support commuters from further afield trying to reach the M25 and London. Brownfield sites should be developed and it is not appropriate to release green belt sites for development.</p>
Include files	
Number	Question 39
ID	LPIO2631
Full Name	Mr John Morrish
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 the best option but should not include development of Shendish. Thus is an almost landlocked site that simply will not have adequate access. Rucklers Lane is narrow and parked up with cars and the access onto the A 4251 is very slow. There are almost certainly valuable archaeological remains as Rucklers Lane was an old Roman road and remains were discovered when building the bypass. Most traffic would want to go south to London and the south of Dacorum has one of the already most overloaded transport infrastructures in the Borough and really can't be improved due to the historic nature of Kings Langley village.</p>
Include files	
Number	Question 39
ID	LPIO2689
Full Name	Mr Alan Andrews
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Building on shendish manor would-be a major error. It would join kings Langley to the manor estate effectively making kings Langley part of Hemel Hempstead. We already suffer heavy congestion. Even getting out of Rucklers lane is a nightmare due to parking and vehicles can only proceed in single file.</p>

Include files	
Number	Question 39
ID	LPIO2717
Full Name	Mrs Annushka Scruton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option A will protect green land - the fact the designation of greenbelt land is under threat is a travesty. The solution to the housing problem will not be remedied by building more houses on land our ecosystem is so dependent on. Building on greenbelt land will however highlight that the planning department and developers consider maximum profit as their priority (by appealing to london commuters who can afford the 2, 3 and 4+ bedroom houses). What will be absolutely transparent if this proposal is passed is that fat cats pockets are being lined at the expense of the majority. Everybody benefits from greenbelt land even those who don't actually enjoy the outdoors.
Include files	
Number	Question 39
ID	LPIO2759
Full Name	Mr Michael Guy
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Berkhamsted has developed land in excess of its Core Strategy target by some 34%. Other towns are lagging behind. We have done our bit. Green belt land is protected for good reason. There are far more suitable alternatives than green belt land.
Include files	
Number	Question 39
ID	LPIO2771
Full Name	mr Mario yiannopoulos
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is the only option that seems to respect the green belt land and will ensure the smaller beautiful villages remains villages with a fighting chance of functioning effectively..
Include files	
Number	Question 39
ID	LPIO2772
Full Name	mr Mario yiannopoulos
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO2773
Full Name	mr Mario yiannopoulos
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO2814
Full Name	Mrs Carol Chandler
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I feel I must state my opposition to the proposed building of up to 3,580 houses in this village. This will more than double the population and erode the definition of it being a village – more an outpost of Watford or Hemel Hempstead. Much of what keep Kings Langley alive and thriving is its community spirit. How can this be

maintained when its heart and soul are proposed to be threatened.

I am not opposed to the building of new home – we need to progress – but I think the infrastructure has not been considered. Recent developments (like the Ovaltine and Apsley Lock) have added 1000's more cars on the roads and passengers on the railways and they are all at breaking point.

Cars – the potential development could add more than 3,500 cars to the village and surrounding areas. The A4251 is already gridlocked in the mornings and evenings with people trying to get out or return to the village making their journeys impossible and very slow. Not good for the environment or for those travelling. How the addition of those extra cars/delivery vehicles etc. etc. can be accommodated I don't know and hasn't been considered. In addition, recent developments have been approved without sufficient parking spaces (look at Red Lion Road which is parked on both sides) so parking needs to be considered. There isn't enough parking in the village itself or even in Hemel or Watford so how will these urban centres accommodate so much extra traffic?

With traffic at a standstill or crawling at the moment, the addition of so many extra cars would mean access for emergency vehicles would be impossible.

Railways - As a commuter from Kings Langley to London for the last 30 years, I have seen the numbers of passengers grow year on year. I frequently don't get a seat in a morning and often can't get in the Car Park at Kings Langley station (even with the increased capacity that was added a few years ago). Having consulted with London Midland they assure me there is no more capacity on the line to add extra trains so cant alleviate the crush by adding to the frequency. The platforms also got lengthened a few years ago to accommodate longer trains so that is also at full capacity. The addition of additional houses will only make this worse.

Schools - I note there is a junior school proposed in the Rucklers Lane development, but no additional secondary school places. 3,580 homes might reasonably be expected to contain 3,500 children, with approximately one third of these being of secondary school age. That's 1,200 extra secondary school places. Rudolf Steiner School in Kings Langley is also under threat (although I hope this doesn't happen) but that could mean an additional 500 places. How exactly does the plan deal with the additional 1,700 secondary school places?

Doctors - The existing medical facilities (2 great Surgeries in the village) have grown over the years but physically don't look to be able to expand and certainly wont be able to cope with doubling the population – how will this be catered for? The proposed addition of retirement homes will increase the likelihood of additional medical support for the elderly – how will this be provided?

Green Belt Sites – All 4 proposed sites in Kings Langley are Green belt. As I said, I am not opposed to development but the village can not cope with anything of this size. I especially want to mention Wayside Farm. This is one of only 2 working dairy farms in the county

	<p>of Hertfordshire, and, as such, is a precious resource. The farm is not only a great working asset to the village but also a community hub for children and adults alike. We should be supporting working farms and the production of milk and food not proposing their closure. Many people love the village and its rural setting to access the field and countryside. The addition of so many cars and loosing green belt land will do untold damage to the environment – once its gone, its gone.</p> <p>Therefore, to sum up, I am opposed to the proposed doubling of the size of Kings Langley and the use of green belt land. Please look at developing the brown field sites in proposal 1A.</p>
Include files	
Number	Question 39
ID	LPIO2816
Full Name	mr Mario yiannopoulos
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Leave the villages alone
Include files	
Number	Question 39
ID	LPIO2817
Full Name	mr Mario yiannopoulos
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO2834
Full Name	mrs Gillian Hooper
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO2894
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	No
Your response - Please add your response here	<ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town." • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character

	<p>and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO2922
Full Name	mr hugh siegle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	If Green Belt land is required it should be concentrated on Hemel Hempstead. Berkhamsted cannot take the suggested increase for reasons already stated and supported by Government Planning Inspector. Demands by developers should play no part in this.
Include files	
Number	Question 39
ID	LPIO2930
Full Name	Mr Malcolm Thompson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1A is the option that doesn’t require the expansion of the surrounding villages.</p> <p>The other options will mean Kings Langley becoming one big town, impacting the village character and resulting in the coalescent of the neighbouring settlements. These proposals are just not sustainable given the existing road network that can’t cope with the existing traffic. The traffic situation is already getting progressively worse and already suffers due to Kings Langley’s proximity to the M25 and A41.</p>

Include files	
Number	Question 39
ID	LPIO2946
Full Name	Ms Karen Harrison
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 that this is the best option and the least damaging, however I do not agree with the loss of Green Belt. The development of Shendish would be a substantial, irreversible change to the rural character of Kings Langley. Shendish separates Kings Langley from Hemel Hempstead and should not be an option. It would result in the loss of Kings Langley's local distinctiveness and village atmosphere. Roads around Apsley and Kings Langley already struggle to cope with the existing traffic, the huge developments which have already taken place in the area over recent years have heightened the problems and the area cannot take any further increases. Developments such as those around Red Lion Lane have resulted in further congestion as a direct result of insufficient parking. It is not just locals that use these roads, they are used by commuters from other towns and villages within Dacorum (and beyond) to access the M25/M1.
Include files	
Number	Question 39
ID	LPIO2948
Full Name	Mr Mike Murphy
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 distinct village identity and character of Kings Langley should be retained and urban sprawl avoided. Kings Langley must not be subsumed within a greater Hemel Hempstead.</p> <p>The authority must preserve existing green belt land which maintains that identity and which currently has great amenity and economic value. This applies to all green belt but particularly to Wayside Farm.</p> <p>The local infrastructure would be unable to accommodate pressures resulting from the proposals outlined in other options. The village high street is already congested for large parts of the day, and parking is becoming a serious problem. Recent developments in Apsley for example</p>

	<p>have led to significant parking problems in Red Lion Lane, an increase in traffic in Primrose Hill/Station Road – and at the junction with Water Lane/Toms Lane.</p> <p>A further significant increase in local traffic combined with the loss of green belt would have a detrimental effect on the local environment and on the quality of life for people living in Kings Langley.</p>
Include files	
Number	Question 39
ID	LPIO2983
Full Name	Mr Ivor Eisenstadt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Berkhamsted is already at capacity with a creaking road system and insufficient infrastructure. Many offices (such as ours) have moved out of the town and the future need will be for homes to support the jobs created by the highly successful Maylands Park.
Include files	
Number	Question 39
ID	LPIO2984
Full Name	Mr Ivor Eisenstadt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Berkhamsted is already at capacity with a creaking road system and insufficient infrastructure. Many offices (such as ours) have moved out of the town and the future need will be for homes to support the jobs created by the highly successful Maylands Park.
Include files	
Number	Question 39
ID	LPIO3027
Full Name	Mr Norman Allan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO3036
Full Name	Ms Evelina Furmanek
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes. Any other option is unacceptable and will ruin the character of Kings Langley and cause coalescence with other villages and towns.
Include files	
Number	Question 39
ID	LPIO3060
Full Name	Mrs Rosie Eisenstadt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO3243
Full Name	Mr George Wheway
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	However Shendish is listed as within Hemel which it isn't. It is in Kings Langley. Also Kings Langley is shown under sites for consideration in Hemel which is very misleading. Hemel is Hemel option B. Kings Langley only comes under option C. So KL must be taken off the list of Hemel sites as must Shendish.
Include files	

Number	Question 39
ID	LPIO3258
Full Name	Mr Peter Hadden
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 1A incorporates over-development of Berkhamsted and Tring which are already at breaking point from the perspective of inadequate provision of services and the inability of the road networks to cope with the volume of traffic.
Include files	
Number	Question 39
ID	LPIO3287
Full Name	
Company / Organisation	Premier Property Acquisition
Position	
Agent Name	Mr Jonathan Buckwell
Company / Organisation	DHA Planning
Position	Director
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	For the reasons set out in our answer to Q33, we believe that any variant on Growth Option 1 should be rejected. If the Council decides to proceed with Option 1 in any event, then Option 1A would be favoured in that it would allow some development at Berkhamsted. However, for the reasons set out elsewhere, especially in the answers to Q16 and Q33, we consider that opportunities exist for a greater quantum of sustainable development in Berkhamsted.
Include files	
Number	Question 39
ID	LPIO3298
Full Name	Mrs Brigitte Sawyer
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	Not the best option but the least damaging ... would not term it preferred.
Include files	
Number	Question 39
ID	LPIO3310
Full Name	Mr Michael Partridge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Development of green belt land in Bovingdon is unnecessary.
Include files	
Number	Question 39
ID	LPIO3341
Full Name	Mrs Brigitte Sawyer
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Not the best option but the least damaging option since we have to accept more houses, whether we like it or not.
Include files	
Number	Question 39
ID	LPIO3376
Full Name	Mrs Susan Castle-Henry
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the least damaging option for Kings Langley but site HH-h3 Shendish which is in Kings Langley parish should not be developed either. The Green Belt is precious and should be protected or Watford/Kings Langley/Hemel Hempstead will eventually become part of Greater London..

	The volume of traffic travelling through Kings Langley on the A4251 is already more than the road can cope with. Any additional housing in Kings Langley (including Shendish) would exacerbate this problem.
Include files	
Number	Question 39
ID	LPIO3405
Full Name	Mr Phil Sawyer
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	No but it is probably the least damaging option
Include files	
Number	Question 39
ID	LPIO3452
Full Name	Mrs Ann Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support option 1A
Include files	
Number	Question 39
ID	LPIO3494
Full Name	Mrs Louise Saul
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1a is the only option which will preserve the character of the villages and protect greenbelt land, the environment and avoid putting any additional pressure on infrastructure.
Include files	
Number	Question 39
ID	LPIO3500

Full Name	Mrs Diana Calderwood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Berkhamsted cannot accommodate the number of new houses proposed and increased development whereas Hemel has the infrastructure and employment to do so. Berkhamsted has already achieved more than required in its housing targets and unfortunately is targeted by developers for profit. Green belt land should be protected from those wishing to use it for development.
Include files	
Number	Question 39
ID	LPIO3519
Full Name	Mr David Mills
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO3529
Full Name	Mr Ashley Martin
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent a massive over-development of Berkhamsted which does not have the infrastructure to cope and which has already over-delivered against its housing target by 21% in the last 5 years.
Include files	
Number	Question 39
ID	LPIO3541
Full Name	Mrs Caren Davy-Martin
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Traffic is gridlocked during rush hours and I feel any further development add to this. We in Kings Langley have unsuitable roads to accommodate further housing.
Include files	
Number	Question 39
ID	LPIO3547
Full Name	mr Philip Davy-Martin
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 a village and therefore do not have suitable roads, our schools are over subscribed and lack NHS facilities.
Include files	
Number	Question 39
ID	LPIO3598
Full Name	Mrs Sandra Jackson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	It is the least bad option, but it is still bad. Do not redesignate Green Belt land for homes. You have not demonstrated exceptional circumstances.
Include files	
Number	Question 39
ID	LPIO3605
Full Name	Mrs Linda Warren
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 the best option.
Include files	
Number	Question 39
ID	LPIO3635
Full Name	Mrs Linda Warren
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	A better option, which would distribute growth more evenly.
Include files	
Number	Question 39
ID	LPIO3636
Full Name	Mr Garry Power
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 not easy to choose an option as all options require expansion in the south of England and encroaching on Green Belt when we are told that other government policy e.g. HS2 is supposed to redress the regional imbalance. Option 1 is the least objectionable proposal but nonetheless still flawed. All of the proposals are supposed to be sustainable but they appear to be unsustainable as they are not socially, economically or environmentally sustainable. The Option 1 is preferable because the infrastructure exists to accommodate such expansion. There are enough Primary Schools and Secondary Schools with places to meet the needs of this expansion. The access to main roads can be used to shift the new population more efficiently. Expansion in Hemel could be developed in another neighbourhood type development without creating exceptional strain on infrastructure.
Include files	
Number	Question 39
ID	LPIO3662
Full Name	Mr Gruff Edwards
Company / Organisation	Dacorum Environmental Forum Waste Group
Position	Chair

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No, the table should be re-worked within the constraints of the lower overall figure given in our reply to No. See reply to Question 16.
Include files	
Number	Question 39
ID	LPIO3673
Full Name	mr jason funnell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Remember - Shendish is not part of Hemel Hempstead
Include files	
Number	Question 39
ID	LPIO3675
Full Name	mr craig parsons
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In my opinion Option 1A (603 houses per annum) is the preferred option as this; <ul style="list-style-type: none"> 1. Does not build on valuable greenbelt land 2. Does not destabilise existing and long standing villages that are already under infrastructure stress (lack of schools, GP services, congested roads) and are currently enjoyed by all for what they are! <p>In considering Option 1A one must remember that this also includes Shendish (site reference HH-h3) which is actually part of Kings Langley and not Hemel Hempstead. Therefore Option 1A should not include or consider Shendish to be built upon as it is part of the Kings Langley village.</p>
Include files	
Number	Question 39
ID	LPIO3704
Full Name	Mr Carl Howey

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 proposed sites around Kings Langley at Shendish, Wayside Farm, Rectory Farm and Hill Farm would vastly reduce the amount of green belt land around the village and no green belt land should be built on while there are still brown field sites available in the towns stated in Option 1A.</p> <p>The development of the sites above would also lead to Kings Langley losing it's identity and character as a village as it would be coalesced into Hemel Hempstead.</p>
Include files	
Number	Question 39
ID	LPIO3739
Full Name	Mr Andrew Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO3766
Full Name	Mr Chris Shelley
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 can't speak for the whole borough, but this is the only sensible option for Kings Langley and I suspect other villages in Dacorum. Kings Langley has already grown a lot in the 30 years I have lived here and there has always been the threat of it coalescing with Hemel or Watford. I don't think that Hemel or the other larger towns would want the villages swamped by development. There is certainly not the infrastructure to cope with the sort of growth suggested in the other options. Roads, parking, schools, medical facilities would all be under even more pressure. Also I'm not quite sure why Shendish is considered part of Hemel rather than Kings Langley.</p>

	And is there not a huge development planned by St. Albans near Leverstock Green. Surely those houses and people will depend more on Hemel than St Albans, and have to be included in our growth plans. The Green Belt must on no account be put in jeopardy, I don't think anyone would applaud that, however difficult the situation with housing is. When did this kind of wholesale planning ever achieve it's stated objectives? All we'll do is attract more commuters into the area, with not the slightest chance of the infrastructure being able to cope.
Include files	
Number	Question 39
ID	LPIO3773
Full Name	Mr Richard Sidwell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO3798
Full Name	Mr James King
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	It's not right, but it is the best of a bad set of options
Include files	
Number	Question 39
ID	LPIO3806
Full Name	Mrs Louise Eykelbosch-Howey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is the only option as: - It will stop the coalescence of Hemel Hempstead and Kings Langley and preserve the location at Shendish.

	<ul style="list-style-type: none"> - The local infrastructure is already at breaking point so it cannot sustain any many more vehicles. - The Green Belt land needs to be preserved to keep the area's identity. - Wayside Farm is an asset to the village which provides local produce to the community
Include files	
Number	Question 39
ID	LPIO3840
Full Name	mrs caroline parnell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1 a is the only option for kings Langley Village as we need to remain a village and protect the green belt and ethos we have created.
Include files	
Number	Question 39
ID	LPIO3851
Full Name	Mr Robin Knowles
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the least worse option for Kings Langley
Include files	
Number	Question 39
ID	LPIO3859
Full Name	Mr Anthony Warren
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Yes to Hemel Hempstead, Berkhamsted and Tring, but not Markyate given the level of recent development. The 200 allocated to Markyate should be spread across the borough.

Include files	
Number	Question 39
ID	LPIO3868
Full Name	Mr Anthony Warren
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Markyate doesn't have the infrastructure to support this development
Include files	
Number	Question 39
ID	LPIO3871
Full Name	Mrs Suzette Phair
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option prevents the villages merging into the towns and losing their identity/character.
Include files	
Number	Question 39
ID	LPIO3880
Full Name	Miss D Bryant
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My family has lived in Kings Langley for generations I have already witnessed too much development. Kings Langley should remain a village leaving the Green Belt as it is. The volume of development proposed on Green Belt would destroy the village ethos and it can never be reversed.
Include files	
Number	Question 39
ID	LPIO3895

Full Name	Miss D Bryant
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My family has lived in Kings Langley for generations I have already witnessed too much development. Kings Langley should remain a village leaving the Green Belt as it is. The volume of development proposed on Green Belt would destroy the village ethos and it can never be reversed.
Include files	

Number	Question 39
ID	LPIO3904
Full Name	Mr Elliott McClements
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Insufficient infrastructure in Berkhamsted to support this option.
Include files	
Number	Question 39
ID	LPIO3908
Full Name	Ms Rose Child
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO3909
Full Name	dr kim goode
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	It is not acceptable to build on any greenbelt land
Include files	
Number	Question 39
ID	LPIO3914
Full Name	Mr Philip Homer
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 that Option 1a represents the most sensible and least impactful way forward for Dacorum Borough.</p> <p>It spreads the burden of new housing across the borough in the most sensible and sustainable way going forward focusing the majority of development in areas with better transport links, better roads, more healthcare.</p> <p>It also has the benefit that whilst it places some of the burden on smaller communities in the borough it does so in a manageable way in areas which neither have the infrastructure to cope with large scale development or the capacity to grow their infrastructure to cope.</p> <p>Furthermore it focuses the development in areas where there are already more business and more jobs which is sensible as it allows people to co-locate and live where they work reducing the need for people to travel at peak times. Additionally where people are commuting there is a higher frequency of trains in the areas where 1a suggests the development be focused which is a better solution than building houses in areas with less frequent services which are already straining.</p>
Include files	
Number	Question 39
ID	LP103983
Full Name	Mr Tim Varley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>You say that the responses received will drive the assessment of infrastructure requirements. Surely this is the wrong way around. You acknowledge that the capacity of the existing schools in Berkhamsted and Tring is stretched with little scope for expansion. It is further acknowledged that there is no suitable location available for a new secondary school. Surely therefore that is the end of the matter.</p>
Include files	
Number	Question 39
ID	LP104002
Full Name	Mr Brian Binmore
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	In consideration of the infrastructure overload issues, and proposed preying on the Green Belt in Bovington, my favoured Option is 2B.
Include files	
Number	Question 39
ID	LPIO4009
Full Name	Mrs Sarah Gray
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Hemel Hempstead is below its house building target and more able to take increase in housing with out altering the nature of the town. The market towns and villages cannot.</p> <p>This plan incorporates more homes in Berkhamsted that the towns infrascture can sustain. The main reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
Include files	
Number	Question 39
ID	LPIO4015
Full Name	Mr John McCombe
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1 meets Government targets without significantly encroaching on Green Belt land within Kings Langley. It concentrates growth in areas better able to support it. It will not greatly aggravate the already desperate road situation in the Village, nor place such a huge burden on local schools.
Include files	
Number	Question 39
ID	LPIO4087
Full Name	Mrs Jennifer Thirlwell
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is an acceptable option for Bovingdon as no use of Green Belt is proposed
Include files	
Number	Question 39
ID	LPIO4093
Full Name	Mrs Sarah Burgess
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	All the villages need protecting and development should be focused on brownfield sites and Hemel Hempstead.
Include files	
Number	Question 39
ID	LPIO4099
Full Name	Mr Oliver Fairfull
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	To develop Tring and Berkhamsted to the numbers suggested would be a dereliction of duty by the council. There is no way the towns can support the levels of building suggested with no impact to existing residents.
Include files	
Number	Question 39
ID	LPIO4178
Full Name	Mr Peter Howard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	See previous comments on Questions 33-38

Include files	
Number	Question 39
ID	LPIO4207
Full Name	Mr Douglas Gurney
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No, but this option has most housing in Hemel and the least impact on Berkhamsted and Tring although still significant for those towns.
Include files	
Number	Question 39
ID	LPIO4228
Full Name	Mr Kevin Long
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO4268
Full Name	Ms Alison Sams
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This choice minimises development and does not necessarily involve building on the Green Belt, but does not include Shendish site ref HH-h3
Include files	
Number	Question 39
ID	LPIO4287
Full Name	Mr Tom Jowsey
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>It is clearly advantageous to limit development in and around the smaller villages, which have nowhere near the infrastructure to support growth suggested in other options. Kings Langley is based primarily around the Hempstead Road, and this road cannot with the demand being placed upon it. Given the volume of traffic moving through K.L. towards the M25 at peak points throughout the day (and given that the village already has a bypass) even one of the proposed developments has the potential to simply shut down the villages road transport for extended periods. This would not only be extremely inconvenient and prevent customers from getting to Kings Langley High Street but will make it much harder for residents of the village to get to Watford by Ambulance when the need arises. Surely it is much more beneficial to consider alternative sites where transport is not so dependent on a single road which is already a critical point of accessing the motorway.</p> <p>Any development of Green belt land not only threatens the character of the village and would see Kings Langley becoming subsumed into a Greater Watford when there are clearly better options available.</p>
Include files	
Number	Question 39
ID	LPIO4302
Full Name	Mrs Sarah Roberts
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1A is the only one I can support. It provides sufficient housing which is considerably greater than the current target set out in the Core Strategy. It is also the only option which preserves the green belt land around Kings Langley and other large villages and prevents the coalescence of Kings Langley into Hemel Hempstead.</p>
Include files	
Number	Question 39
ID	LPIO4320
Full Name	Mr Alan Johnson
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A with focus on the three main towns is preferred as it spreads the development more evenly than just focussing on Hemel Hempstead thus making more effective use of the available facilities, services and infrastructure across the three main towns and limiting the impact of the outward expansion of Hemel Hempstead on surrounding villages. There is no need for additional employment allocations for the level of growth within Option 1. Therefore, there would be no need to set aside any land for employment to the south of Kings Langley (Wayside Farm), as 'safeguarded land' post 2036. If such land is required post 2036, the appropriate level will need to be fully assessed through the next Local Plan review. Option 1C is flawed as it does not make most effective use of the available facilities, services and infrastructure at the three main towns, nor protect the rural areas around the larger and smaller villages from encroachment and urban sprawl. Greater reference should be made to the contribution that cross-boundary opportunities in St Albans and Three Rivers Districts could make towards meeting the needs of the Borough without use of Green Belt land.
Include files	
Number	Question 39
ID	LP104325
Full Name	Mrs Caroline Hargrove
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LP104330
Full Name	Mr Derek Griffin
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 the best option to preserve the rural/village feel of the village of Kings Langley. Shendish should not be

	built on either because it is a great area to walk and is being encircled by new housing already.
Include files	
Number	Question 39
ID	LPIO4405
Full Name	Mrs Victoria Bate
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO4420
Full Name	Mr Bruce Morris
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations.
Include files	
Number	Question 39
ID	LPIO4431
Full Name	Mr Adrian Bate
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO4453
Full Name	mr adam fawzi
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	per Richard Cases comments
Include files	
Number	Question 39
ID	LPIO4458
Full Name	Ms Karen Davis
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The area between M25 and Hemel is already saturated with new developments and has created relatively few new employment opportunities meaning commuting time is greatly increased into Watford, Hemel and London. On the other hand what little green belt is left means that those of us on the edge what is the last of the countryside can still walk across to traditional villages and AONB's without having to get in a car. Where does it stop?
Include files	
Number	Question 39
ID	LPIO4463
Full Name	Mr Chris Wootton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option largely avoids the small villages, which do have the infrastructure to sustainably accommodate the levels of housing proposed in other options, and whose local characters would be lost by larger developments. This latter point is in direct contradiction to the borough's vision and has already been used as a reason to dismiss the option of 'Significant expansion of a large village(s)' (see 10.3.3).
Include files	
Number	Question 39
ID	LPIO4471

Full Name	Mrs Alison Williamson
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 the only option I am happy to support and would protect the green belt sites.</p> <p>If green belt land is allowed to be developed, it will be forever lost to us and to future generations.</p> <p>This is the only option that will allow the village of Kings Langley to keep its identity and not coalesce with surrounding areas.</p>
Include files	
Number	Question 39
ID	LPIO4478
Full Name	Mr & Mrs Gillian & Peter McDonnell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1A is the only option - our village is already desperately overcrowded - the High Street is continually gridlocked with traffic - the Doctors Surgery in The Nap has more than tripled over the last 20 years and it is becoming much more difficult to get an appointment to see a doctor.</p>
Include files	
Number	Question 39
ID	LPIO4491
Full Name	Lindsey O'Sullivan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Only Option 2B is the best outcome for Bovingdon. Any significant development within the village would need to be supported by considerable improvement to the infrastructure, which is currently insufficient.</p>
Include files	

Number	Question 39
ID	LPIO4496
Full Name	Mrs Michele Kaye
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 very much like to keep the character of the Kings Langley village and protect the greenbelt. It is one of the main reasons why I choose to live in this large village of Kings Langley with a more rural setting than the conurbation of Hemel or Watford. Building on Wayside dairy farm seems like a really bad idea when in the future we need to be thinking of local food and sustainability. This farm is part of the character of the village, Kings Langley. I therefore oppose the development and my preferred choice without exception would be 1A</p> <p>I do not agree with the develop of Shendish, which would further erode the distinct character of Kings Langley. These fields and woods support the wildlife and clean air that we value around here and mark the separation from Hemel. Furthermore the road network around Apsley and Kings Langley struggle to cope with the existing traffic, which has been getting busier over the last few decades. I do not want any road widening, nor do I want new roads. This increase in traffic really does reduce the quality of life around here and needs to be halted, not increased. Brownfield sites should be developed and I would like to see the protective nature of Green Belt sites respected in Kings Langley and the whole of the UK for that matter, they were set up for a reason!</p>
Include files	
Number	Question 39
ID	LPIO4536
Full Name	Ms Sandra Sinfield
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1a is the best for balance between the need for more housing while not damaging the green belt nor ethos of the surrounding villages. I moved to Kings Langley due to the atmosphere or the village and the green space. Villages by nature need to be protected from urban sprawl.</p>

	<p>The other proposals merge Kings Langley with surrounding town areas, and I know I am not alone in opposing the coalescence of settlements.</p> <p>Building on the green belt is not only an ethos issue but an environmental one. Kings Langley is home to a lovely variety of wildlife, and in a world where global warming and destruction of animal habitats is an issue we have a responsibility to protect these areas.</p>
Include files	
Number	Question 39
ID	LPIO4542
Full Name	Mr Robert Bailey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Would ruin Berkhamsted and Tring
Include files	
Number	Question 39
ID	LPIO4569
Full Name	Mrs Philippa Malloy
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Greenbelt must remain Greenbelt. Greenbelt was a-signed to protect our countryside. Development must be restricted to Brownfield sites or refurbish office properties for residential purposes.</p> <p>Shendish is part of Kings Langley Parish, not Hemel Hempstead.</p> <p>The proposed Shendish development does not have the road infrastructure to cope with any more vehicles. The A4251 from Kings Langley to Hemel is grid locked daily, there is no more capacity for more vehicles.</p> <p>There is no provision for extra Doctors, Hospitals, secondary schools, Fire brigade, police, train links.</p> <p>On a personal note we moved here for the location and surroundings from London.</p> <p>Kings Langley must retain it's village status, it has it's own identity and character, not become an extension of Hemel.</p>
Include files	

Number	Question 39
ID	LPIO4578
Full Name	Mrs Sharon Thompson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is the option that doesn't require the expansion of the surrounding villages. The other options will mean Kings Langley becoming one big town, impacting the character of the village and resulting in the coalescent of the neighbouring settlements. These proposals are just not sustainable given the existing road network which cannot cope with the current traffic load. The traffic situation is getting progressively worse and already suffers due to the proximity of the M25 and A41.
Include files	
Number	Question 39
ID	LPIO4598
Full Name	Mrs Margaret Stanier
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Developmetn should be spread as fairly as possible in order to minimise the need to use green field and particularly Green Belt sites.
Include files	
Number	Question 39
ID	LPIO4609
Full Name	Dr Alasdair Malloy
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option is preferred HOWEVER 1:Shendish should not be included as part of Hemel Hempstead as it sits within the boundaries of Kings Langley Parish. 2: no Green Belt areas should be included.

	3: The distinction between Hemel Hempstead and the villages of Apsley and Kings Langley should be preserved and there should be no coalescing.
Include files	
Number	Question 39
ID	LPIO4610
Full Name	Mr Patricia Wheway
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>It is right to focus on the three main towns which have greater capacity and infrastructure for building. The villages such as Kings Langley have much more limited capacity and our infrastructure is already at breaking point e.g roads are extremely congested. Traffic backs up to Shendish right through the village down to the M25 at busy times. Traffic into Apsley is very slow and congested.</p> <p>Standing room only on trains at busy times and car park is full. GP surgeries near capacity and inadequate hospitals.</p>
Include files	
Number	Question 39
ID	LPIO4627
Full Name	Mr John Lunn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Far too much development on Green Belt land surrounding the smaller towns Tring & Berkhamsted. Any development of Green Belt land is totally unacceptable when there are many Brownfield areas in this borough</p>
Include files	
Number	Question 39
ID	LPIO4650
Full Name	Mrs Alexandra Smith
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option would help prevent kings langley becoming over run by traffic and people that our local roads can't cope with. Green belt land should not be developed but kept safe for the next generations. The very purpose of Green Belt land is to prevent urban sprawl and protect the environment, and I feel that the four sites in Kings Langley at Wayside, Rectory and Hill Farms and the proposed Shendish (which comes under Kings Langley not Hemel Hempstead!) development which is on conservation land is completely at odds with the stated objectives in the Core Strategy. Green Belt land must be preserved, as once it is built on it is gone forever. I understand that rectory farm has an area which is considered to be brown field land but this is also a flood plain and we have seen from other areas in the U.K. what happens when you build on this land. Flooding. If I have to choose an option it would be this option alone.
Include files	
Number	Question 39
ID	LP104686
Full Name	Ms Ann Davies
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LP104723
Full Name	Mr Andrew Criddle
Company / Organisation	Tring Sports Forum
Position	Vice Chairman
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LP104756
Full Name	Mr Paul Molyneux
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option unduly focusses development on Berkhamsted and Tring, with a much smaller amount on Hemel Hempstead, where building is lagging the previous plan, and infrastructure is better.
Include files	
Number	Question 39
ID	LPIO4772
Full Name	Mr Keith Bradbury
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Would involve unacceptable development of Berkhamsted.
Include files	
Number	Question 39
ID	LPIO4801
Full Name	Mrs Joanna Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	In first 10 years of the current Core Strategy Berkhamsted have exceeded homes target by a massive 34% . All this without any improvements in infrastructure. in contrast Hemel has developed at a rate of 21% below the target figure.
Include files	
Number	Question 39
ID	LPIO4809
Full Name	Mrs Deborah Ludlow
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	option 1A
Include files	
Number	Question 39
ID	LPIO4825
Full Name	Dr Jane Leithead
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I think that 1A has the best chance of avoiding the coalescence of the small village of Kings Langley into Hemel and Watford, while maintaining precious green belt land that provides unmeasurable quality of life, both physical and social.
Include files	
Number	Question 39
ID	LPIO4828
Full Name	Ms Jane Fieldsend
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 the least bad option. But I do not support any building on the Green belt and this option should not include building on Shendish HH-h3 which is in the Kings Langley parish but some reason has been included in Hemel Hempstead.</p> <p>The building on the Shendish estate will join up Hemel Hempstead, Apsley and Kings Langley with the resulting loss of the Green belt and all the village character of Kings Langley which has been enhanced and sympathetically developed over many decade will be lost forever.. Kings Langley is currently a thriving village community with a unique mix of groups and activities which is the envy of many outsiders. This would be greatly diminished or lost with the development of the Shendish estate.</p>
Include files	
Number	Question 39
ID	LPIO4832
Full Name	Mrs Shirley Ball

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support this proposal as it provides the least utilisation of green belt in the borough. It will not cause coalescence and will protect Wayside Farm.
Include files	
Number	Question 39
ID	LPIO4842
Full Name	Mrs Lydia Berman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes but ONLY if Shendish is correctly zoned as within the Parish of Kings Langley, it is not Hemel, and also not suitable land to sustain the level of building work proposed.
Include files	
Number	Question 39
ID	LPIO4860
Full Name	Mr Abel Leathem
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I agree with proposal 1A as it provides the needed housing with the minimum use of the Green Belt, it does not cause coalescence between Hemel Hempstead and Kings Langley and it protects Wayside Farm.
Include files	
Number	Question 39
ID	LPIO4875
Full Name	Mr Clive Fedida
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Green Belt is a very precious commodity and when it's gone it's gone. Green Belt repurposing should be resisted tooth and nail. It is however particularly important in the case of Kings Langley to maintain the little separation that remains between the village and Hemel Hempstead. If these two areas should coalesce, Kings Langley will suffer the same fate as Apsley and lose all its village character and local identity. Option 1A seems the least worst option.
Include files	
Number	Question 39
ID	LPIO4884
Full Name	Mrs Beverley Griffiths
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 1A would change the unique historic character of Berkhamsted from a market town in a valley to a sprawl with congestion at the valley bottom>
Include files	
Number	Question 39
ID	LPIO4917
Full Name	Mr Iain King
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	It makes much more sense to expand existing towns, which will, in percentage terms, be much less of an impact than to impinge on the villages such as Kings Langley. In terms of quantities the methods used to arrive at the numbers are tenuous at best so there is no reason to burden the region with houses with unsubstantiated needs. In future by restricting growth around London it will force the government to focus more on investing in the rest of the country.
Include files	
Number	Question 39
ID	LPIO4924

Full Name	Mr Patrick Ludlow
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	preferred option 1A
Include files	
Number	Question 39
ID	LPIO4925
Full Name	Mrs Shirley White
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Building on greenfield sites should not be an option. Why does Berkhamsted have the greater percentage of Green Belt housing 150% greater than new homes inside the boundaries. Tring has 60% Green Belt Housing, Hemel 19.5%, all other villages are 0%.</p> <p>Berkhamsted is an old linear market town with narrow roads and a lot of terraced housing. It's impossible to create new wider roads so the town can not cope with a huge increase in local traffic from the new housing on the Green Belt.</p>
Include files	
Number	Question 39
ID	LPIO4934
Full Name	Mr Simon Scott
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	900 Green belt housing in Dacorum. Green belt must not be built on
Include files	
Number	Question 39
ID	LPIO4973
Full Name	MR Russell Berman
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes but ONLY if Shendish is classified as Kings Langley as stated legally and not part of Hemel. Shendish does not have suitable land to sustain the level of building work proposed.
Include files	
Number	Question 39
ID	LPIO5005
Full Name	Mr Roque Menezes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1A appears to be the least impactful on all the towns/villages being considered, and will ensure impact on the surrounding existing infrastructure, which is already at capacity particularly at the nodal points with the M1 and M25, will be diluted across the area.</p> <p>The area around Kings Langley village cannot accommodate additional infrastructure to serve new large development areas without significant improvements on existing provisions (road widening/parking/traffic control) which cannot be accommodated within the space in around the main roads running through the village. Traffic is at capacity, particularly as commuters using the M1 and A41 use the local road network as a rat run!</p> <p>The expansion works which will be required to serve any significant development works in the village will destroy the unique character and village feel, including the surrounding green belt area, which is minimal relative to other proposed areas</p>
Include files	
Number	Question 39
ID	LPIO5033
Full Name	Mr Chris Lumb
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

<p>Your response - Please add your response here</p>	<p>(i) This would represent massive over development of Berkhamsted, and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p>(ii) No consideration has been given to critical planning considerations, such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</p> <p>(iii) The current Core Strategy covers the 25 year period 2006 to 2031, and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years' worth of new housing stock and that by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this has happened without ANY improvements in infrastructure. Comparing this to the rest of the Borough, Tring has done its bit (5% above target rate), while small villages and countryside locations have also hit targets. This is in stark contrast to Hemel Hempstead, which the Inspector agreed was the correct place to focus development. Development in Hemel has been at a fairly constant rate over the first 10 years of the CS, albeit unfortunately at a rate some 21% below the target figure. So, effectively ALL OF the shortfall that DBC claim now needs to be picked up in the new plan results from an earlier failure to concentrate on Hemel Hempstead developments.</p> <p>(iv) Berkhamsted should most of all not be over-burdened because the town has already developed at a faster rate than was required by the plan. Just like a pint pot, once it is full, it is full, and adding extra just makes for one almighty mess.</p> <p>(v) As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not in any sense do this.</p> <p>(vi) Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and its commitment to protecting the Green Belt has been repeated many times, including by the Chancellor of the Exchequer in his recent budget speech. The reason the rate of build in Berkhamsted has been so high is a simple function of demand from the developers, who can generate the highest profit margins by building in Berkhamsted. This artificially-generated 'demand' by developers is no reason to focus even more development on Berkhamsted - in fact just the opposite - and under Government policy it MUST NOT lead to Green Belt boundary changes.</p>
<p>Include files</p>	
<p>Number</p>	<p>Question 39</p>
<p>ID</p>	<p>LPIO5057</p>
<p>Full Name</p>	<p>Mr David Johnson</p>
<p>Company / Organisation</p>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Berkhamsted cannot cope with any more expansion and the loss of Green belt is unacceptable. If we have to have more development then this should be in Hemel (Option 1B).
Include files	
Number	Question 39
ID	LPIO5076
Full Name	Mr Brian Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support option 1A as the option that protects the green belt land in the small villages from becoming even more gridlocked. This would provide the houses that are needed and would protect history in the small villages. The area of Shendish Manor should not come under the Hemel Hempstead development but under Kings Langley as it has always been. I do not support the houses being built on this land.
Include files	
Number	Question 39
ID	LPIO5080
Full Name	Mr Robert Castle-Henry
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	No to Shendish unless an improvement to traffic flow is included in the area
Include files	
Number	Question 39
ID	LPIO5083
Full Name	Miss michelle hilditch
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO5088
Full Name	mr Martin Silliton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A although this does not include Shendish site reference HH-h3
Include files	
Number	Question 39
ID	LPIO5097
Full Name	Mr Tom O'Brien
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Expanding by the use of brownfield sites in existing towns is the only sensible option as they already have the infrastructure to support the expansion. Greenbelt land in surrounding villages should not be considered. Destroying green belt land in Kings Langley would ruin the character of the village. I would like to note that this option should not include the Shendish site (HH-h3) under Hemel Hempstead. The land surrounding the Historical site of Shendish which is wrongly being considered for development, is part of Kings Langley.
Include files	
Number	Question 39
ID	LPIO5101
Full Name	Mrs Lucy Daviss
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO5124
Full Name	Dr Simon Hicks
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A retains the green belt that keeps Rucklers Lane apart from Hemel Hempstead and part of Kings Langley. Shendish should not be included since the majority of the land is in Kings Langley and not Hemel Hempstead. Option 1A allows expansion to occur where there is established infrastructure to support it.
Include files	
Number	Question 39
ID	LPIO5125
Full Name	Mrs Lucy McRae
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Yes. 1A is my preferred option as it focuses the larger housing developments into existing larger towns which already have good infrastructures for larger populations. The charming, small village of Kings Langley would change beyond measure (and not for the good) if such large housing developments went ahead there.</p> <ul style="list-style-type: none"> - We would feel great sadness at losing the herd of jersey cattle at Wayside Farm. It would result in loss of employment by the farm staff as well as a beautiful and informative place to walk and purchase locally produced goods. - Increased pollution from increased vehicles would harm our environment, nature and health. - Our small village of Kings Langley's infrastructure is not set up for such a large growth in population. - GPs are already stretched. - Parking is frequently difficult. - Public transport is already stretched. Peak time trains are already 'standing only'.

	<p>- Traffic is often bad - particularly on every occasion there is a problem on the A41, M1 or M25. Where would more cars go?</p> <p>- My son did not get into any of our 4 choices of primary schools due to lack of spaces. Most of the existing primary schools only have limited scope to grow sufficiently to cope with the proposed growth.</p> <p>- The secondary school has just been rebuilt - is there capacity there to increase its size already?</p> <p>Having moved from London to raise a family, I love living in a village the size of Kings Langley and enjoy being part of a good-sized community where I can help to make a difference alongside community organisations (a playgroup, Children's Centre, Parent Teacher Association). Potentially doubling the size of the village through mass housing developments would sadly change this forever. And the place where my children are growing up would become just another Hemel or Watford unfortunately.</p> <p>I do understand that more housing is required in this area and across the country, but please consider brownfield options before building on our beautiful greenbelt areas and permanently ruining them for now and our future generations. Thank you.</p>
Include files	
Number	Question 39
ID	LPIO5132
Full Name	Miss michelle hilditch
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 1A is not my preferred option
Include files	
Number	Question 39
ID	LPIO5137
Full Name	Dr Oliver Pengelley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39

ID	LPIO5169
Full Name	Jameson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	House building in Berkhamsted is already 34% above the core strategy target and should not be subjected to ill-thought through additional development without supporting infrastructure and destruction of greenbelt. This option goes against the core strategy Inspector's conclusion that Hemel Hempstead will be the focus for housing development within the borough.
Include files	
Number	Question 39
ID	LPIO5170
Full Name	Mrs Ruth Bareham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is the best option for reducing the impact on the smaller villages. That said, the increase of housing within the market town of Berkhamsted is of concern given it's valley location and although Hemel Hempstead is best placed to accommodate growth directly in terms of infrastructure, there will invariably be a knock on effect to local villages in terms of congestion and pollution.
Include files	
Number	Question 39
ID	LPIO5186
Full Name	Mr John Wood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Local infrastructure in terms of transport, schools, access to medical services like GPs could not cope with such proposed development of Berkhamsted and Tring.
Include files	

Number	Question 39
ID	LPIO5191
Full Name	Mr Martin Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	It's the only option that protects green belt land
Include files	
Number	Question 39
ID	LPIO5227
Full Name	Mr Gareth Morris
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent massive over-development of Tring and Berkhamsted, swamping the already over-stretched infrastructure and ruining the character of both towns. The existing approved plans are already a real concern.
Include files	
Number	Question 39
ID	LPIO5232
Full Name	Ms Anne-Laure Mersier
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO5257
Full Name	Mr Nicholas Ring
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is the only option I can support given all the various reports and proposals.
Include files	
Number	Question 39
ID	LPIO5286
Full Name	Mr Gary Ansell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I agree the focus should be on the three main towns as it spreads the load across the three main areas that can best cope with the development. Note: In referring to Hemel Hempstead, this should not include Shendish which is within the parish of Kings Langley and should be regarded as part of Kings Langley.
Include files	
Number	Question 39
ID	LPIO5301
Full Name	Mrs Catherine Anderson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO5327
Full Name	Miss Giulietta Cinque
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is best option as

	<p>1. Building in the villages Kings Langley and Bovington would be restricted as the Green Belt and Rural policies would be followed, noting that Kings Langley INCLUDES Shendish even though it is incorrectly listed under Hemel in the consultation document and therefore the proposed and unjustified 603 houses per annum should also NOT be on this site HH-h3</p> <p>2. It minimises development</p> <p>3. It should avoid building on the Green Belt</p> <p>We must not be allowed to lose these sites which make the village of Kings Langley special. Wayside Farm, having 1 of only 2 Jersey herds in the county. I personally use the farm for the milk and other produce they sell and for walking and enjoying the views, the peace and the wildlife. Rectory Farm, classified as an area of outstanding natural beauty and used for growing organic produce for the village. It is equally important that Hill Farm and Shendish are also preserved.</p> <p>As I've mentioned elsewhere, this area borders with Three Rivers, so it cannot be considered in isolation without taking that area and its plans/options into account too. Note Ovaltine, where a significant number of new dwellings have already been added to the housing stock of Kings Langley. Maybe there are brownfield sites in their area which could be utilised? What liaison are DBC undertaking with Three Rivers in order to ensure everything is taken into account over the WHOLE area, and is a unified approach being adopted?</p>
Include files	
Number	Question 39
ID	LPIO5347
Full Name	Ms Christina Edwards
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 that, at all costs, it is imperative to treasure and conserve the character of small villages especially those such as Kings Langley which is an important historic village and such an integral part of Britain's national heritage.</p> <p>I believe that, at all costs, it is essential to protect Green Belt sites, as does the Government, "The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping the land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes, to check the unrestricted sprawl of large built up areas, to prevent neighbouring towns merging into one another, to assist in safeguarding the countryside from encroachment, to preserve the setting and special</p>

	<p>character of historic towns, to assist in urban regeneration, by encouraging the recycling of derelict and other urban land". (National Planning Policy Framework; March 2012, Protecting Green Belt land, Paragraphs 79 to 92).</p> <p>This option, 1a, which should include also Shendish Manor as part of the Parish, is the only one that comes anywhere near to achieving this.</p>
Include files	
Number	Question 39
ID	LPIO5349
Full Name	Ilyn horne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is the only way that stops Market Towns and Villages becoming part of the urban sprawl and protects our green belt and agricultural land.
Include files	
Number	Question 39
ID	LPIO5362
Full Name	Mr Michael Arrowsmith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Under the existing Plan Hemel Hempstead is already providing the bulk of the additional housing needs. Any further development will put additional strain on the infrastructure and utilise green belt and open farm and which is unacceptable for the reasons already given.
Include files	
Number	Question 39
ID	LPIO5401
Full Name	MS Nicola Hutton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1A is my preferred option as it is the only option that protects the Green belt. However, I would like to make it clear that the development proposed at Shendish Manor of 900 houses and a primary school should not be considered.</p> <p>Any development at Shjendish would mean that Kings Langley would be incorporated into Apsley and hemel hempstead. It would have a negative impact upon the historic character of Kings Langley and that of the Rucklers Lane settlement. It would bring additional traffic congestion to an area which is already subject to pollution and considerable delays at peak times.</p> <p>The proposed development of industrial sites at wayside farm would also lead to a destruction of Kings langley as a village. I would question the need for further industrial develop[ment given the numbers of empty industrial sites and office space that remain empty. I would suggest that DBC consider whether these properties could be redesigned as opportunities for housing.</p>
Include files	
Number	Question 39
ID	LPIO5408
Full Name	mrs Marilyn Whyman
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 in total opposition to any building on Green belt land....not just for us now but for the future generations.</p> <p>The only way forward is to consider OPTION 1...this does not include Shendish (site reference HH-h3</p> <p>Kings Langley is an historic village which we should protect and value.</p> <p>How can we consider building on Green Belt land? Once it has gone it has gone forever!!!!</p> <p>We have already had extensive building carried out over the last few years...the Ovaltine, Apsley, Nash Mills and many more. The strain on the village is now showing. There is total parking congestion everywhere you go...building yet more houses will add to the already bad situation. The roads are so busy especially at rush hour. The A41 was built to help this but this has become equally congested</p> <p>Why not build further out so the load can be spread. Surely we should be using brown field sites. To build houses on 4 farms is just unnecessary. Wayside farm in particular has put Kings Langley on the map...people from all over come to buy the raw milk.</p>

	Please reconsider the consequences of taking our farms.....as anyone considered the wildlife? Rectory farm is a recognised site of natural beauty...why would we want to destroy this. Perhaps we should be considering selling Rectory farm to a Wildlife organisation which would make it a wonderful tourist attraction to the area which would bring in more revenue to the village.
Include files	
Number	Question 39
ID	LPIO5416
Full Name	Mr Reuben Bellamy
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option would not provide for the housing needs of the District as evidenced by the Government's standard methodology for calculating housing need. It does not accommodate any needs arising from outside the District.
Include files	
Number	Question 39
ID	LPIO5425
Full Name	Mr Padraig Dowd
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO5459
Full Name	mrs Marilyn Whyman
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 in total opposition to any building on Green belt land.....not just for us now but for the future generations.

	<p>The only way forward is to consider OPTION 1A...this does not include Shendish (site reference HH-h3)</p> <p>Kings Langley is an historic village which we should protect and value.</p> <p>How can we consider building on Green Belt land? Once it has gone it has gone forever!!!!</p> <p>We have already had extensive building carried out over the last few years...the Ovaltine, Apsley, Nash Mills and many more. The strain on the village is now showing. There is total parking congestion everywhere you go...building yet more houses will add to the already bad situation. The roads are so busy especially at rush hour. The A41 was built to help this but this has become equally congested</p> <p>Why not build further out so the load can be spread. Surely we should be using brown field sites. To build houses on 4 farms is just unnecessary. Wayside farm in particular has put Kings Langley on the map...people from all over come to buy the raw milk.</p> <p>Please reconsider the consequences of taking our farms.....as anyone considered the wildlife? Perhaps we should offer Rectory farm to a wildlife organisation the opportunity to buy this land to preserve its natural beauty.....as you must be aware it has been formally recognised as a site of natural beauty....are we really prepared to destroy this!!!!</p>
Include files	
Number	Question 39
ID	LPIO5493
Full Name	Mr John Ingleby
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A most closely reflects the existing Core Strategy
Include files	

Number	Question 39
ID	LP105505
Full Name	Mr David Bryant
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 the best option that you have available. my family have lived in this village for many, many generations. I have in my life seen this village grow out of all proportion, The development of Hill farm upto 280 dwellings would without doubt in itself course major problems with access on the already over crowded roads around Kings Langley school . also Wayside farm(2000) this would devastate the village with your proposed numbers and add to the tail backs trying to reach our main road through the village and toward the M25.also leave a fsmily that have worked the farm for decades . this is also 1 of 2 dairy farms in the area. access to rectory farm either down Gade Valley close which by its name is a small housing development this would course more delays trying to reach the main road , or would you put an entrance direct onto the main road also coursing more difficulties for the village . I chose to stay in this village because it is a village . these proposals would change the feeling of this place I love .and your proposal to take all this Green belt land is short sighted in the least. the Shendish development ,is within Kings Langley but its not included within your figures . why? .also I would like to mention that According to postal addresss Chipperfield is part of Kings Langey , so why is it considered a small village , not that I would want you to build their either or anywhere within the Bovington area. Except on the airfield, this I believe is a very large brownfield site (these are places I believe you are looking for) Lastley why not purchase the land next to The Red Lion (James A Baker 02075577844) as this is on the market and has not been in use for many years</p>
Include files	
Number	Question 39
ID	LP105525
Full Name	Mr Robert May
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Provided Green Belt is preserved

Include files	
Number	Question 39
ID	LPIO5535
Full Name	Mrs Kristina Neville
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	EXCLUDING SHENDISH HH-h3 Totally unacceptable to be considering Green Belt before Brownfield sites. Villages should be protected from urban sprawl.
Include files	
Number	Question 39
ID	LPIO5617
Full Name	Ms Joanna Castle-Henry
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Although I would prefer the green belt sites to remain as such, I understand the urgent need for more housing. This option best distributes the number of houses/size of developments in relation to the existing infrastructure, in my opinion. From what I have seen in Kings Langley, the main concern is the increased congestion on the roads and I believe the towns are better equipped to deal with this (proximity to A41 and M1) The Shendish development would increase congestion coming along the A4251 through Kings Langley and Aspley, which is already problematic. Parking restrictions at peak times may alleviate, but by no means solve, the current problem along the Kings Langley high street.
Include files	
Number	Question 39
ID	LPIO5631
Full Name	Ms Lisa Mangan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support option 1A, Green belt land must be preserved to protect existing villages, Kings Langley village would be severely threatened by any other option given the fragility of the existing infrastructure. Additionally, the use of Green Belt land in other options threatens the existence of the various communities within the borough.
Include files	
Number	Question 39
ID	LPIO5641
Full Name	Dr Lucy Murfett
Company / Organisation	Chilterns Conservation Board
Position	Planning Officer
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Chilterns Conservation Board objects to this option because it potentially involves major development in the Chilterns AONB at Tring (site Tr-h4) and Berkhamsted (site Be-h8) which the NPPF para 116 states should be refused except in exceptional circumstances and where it can be demonstrated it is in the public interest. Meeting housing figures is not an exceptional circumstance, there are alternatives in the housing market area not in the AONB. Development of these greenfield sites in the AONB would not conserve and enhance the natural beauty of the AONB or meet the vision .</p> <p>This option also involves developing multiple sites in the Setting of the AONB at Hemel Hempstead, Tring and Berkhamsted, with considerable cumulative encroachment up to AONB boundaries on multiple sides of these settlements. This is likely to harm the setting of the Chilterns AONB. Other options avoid this and perform better.</p> <p>The statutory Chilterns AONB Management Plan 2014-2018 explains how developments outside the AONB but in its setting can affect the AONB. It includes the following policies:</p> <p>Vision: The setting of the Chilterns is valued and protected by ensuring development adjacent to the AONB also respects its national importance.</p> <p>Policy L4: The distinctive character of buildings, rural settlements and their landscape setting should be conserved and enhanced.</p> <p>Policy L5: Developments which detract from the Chilterns' special character should be resisted.</p> <p>Policy L7: The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns.</p> <p>Policy L8: Landscape close to existing and new areas of development should be maintained and enhanced to</p>

conserve, enhance and extend: natural capital; green infrastructure; character and amenity; biodiversity; and opportunities for recreation

Policy D8: The retention or creation, and long term maintenance, of green infrastructure should be sought when development is proposed in, or adjacent to the AONB

Policy D9: Full account should be taken of the likely impacts of developments on the setting of the AONB.

There is further advice in the Chilterns Conservation Board's Position Statement on Development Affecting the Setting of the AONB, available at

<http://www.chilterns.org/conservation/development/positionstatement>
It identifies that:

Examples of adverse impacts include:

- Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way;
- Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB;
- Breaking the skyline, particularly when this is associated with developments that have a vertical emphasis and/or movement (viaducts, chimneys, plumes or rotors for example);
- The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways;
- Loss of tranquillity through the introduction of lighting, noise, or traffic movement;
- Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB;
- Change of use of land that is of sufficient scale to cause harm to landscape character;
- Loss of biodiversity, particularly in connection with those habitats or species of importance in the AONB;
- Loss of features of historic interest, particularly if these are contiguous with the AONB;
- Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes, and
- Increase in air or water pollution.

- Adverse impacts might not be visual. The special qualities of the Chilterns AONB include tranquillity. A development which is noisy may well impact adversely on tranquillity even if not visible from the AONB.

The Council must give great weight to the Chilterns AONB (NPPF para 115) and is under a legal duty to have regard to the purpose of conserving and enhancing the natural beauty of the Chilterns AONB (Countryside and Rights of Way Act 2000 section 85) The Chilterns AONB is nationally protected as one of the country's finest landscapes, and has the same level of protection (the highest) as National Parks (NPPF para 115). The location of growth should be informed by sustainability appraisal and assessment of the cumulative effects on development on the Chilterns AONB, including effects on natural beauty, ecology, habitat fragmentation, air

	<p>quality, tranquillity, water abstraction from chalk streams, visitor pressure etc. Please see the recently published guidance from the Chilterns Conservation Board: Position Statement on Cumulative Impacts of Developments on the Chilterns AONB which should be of assistance in identifying effects and assessing them, it is available online at http://www.chilterns.org/conservation/development/position-statement</p>
Include files	
Number	Question 39
ID	LPIO5642
Full Name	Erica 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>This option minimises the loss of the green belt land and associated loss of amenity and valued landscape.</p> <p>This option prevents the loss of working farms. There is no consideration given in the local plan to the potential negative impact of the loss of farming and capacity for food production either in the local or national context.</p> <p>The option avoids the blurring of boundaries which bring the losses of heritage, identity and belonging.</p> <p>Development proposals for Kings Langley should take account of the impact already suffered by the village from the M25 i.e. land loss, visual impact, traffic impact, noise and air pollution. Retention of greenbelt land in the local area is vital, as the presence of the living landscape helps to offset these impacts and provides an essential balance. There should be some consideration or mitigation to the village within the Local Plan for having to host this national infrastructure.</p>
Include files	
Number	Question 39
ID	LPIO5673
Full Name	Mr Nigel Vanner
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	There are better options listed with less/no impact on the Green Belt surrounding Tring and Berkhamsted
Include files	

Number	Question 39
ID	LPIO5703
Full Name	Mr Alastair Greene
Company / Organisation	Little Gaddesden Parish Council
Position	Clerk
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO5712
Full Name	Mr Andrew Kennett
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option is the one which best preserves Green Belt land while keeping the villages as individual communities.
Include files	
Number	Question 39
ID	LPIO5764
Full Name	Mr Brian Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO5802
Full Name	Mr Colin Colin Little
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Too much development on Green Belt land
Include files	
Number	Question 39
ID	LPIO5821
Full Name	Mr Roy Farrant
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Regenerating Hemel Hempstead makes more sense than expanding other towns and villages.
Include files	
Number	Question 39
ID	LPIO5835
Full Name	Mrs Janet Farrant
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We need to protect Green Belt land and prevent Kings Langley coalescing with Hemel Hempstead and Watford. The integrity of Kings Langley as a village must be protected. The existing infrastructure of Kings Langley would not be able to cope with the increase in housing recommended of the other options and any infrastructure changes would merge Kings Langley into Hemel Hempstead and Watford which must be prevented.
Include files	
Number	Question 39
ID	LPIO5851
Full Name	MR ALAN jackson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	the bulk of the housing should be built to the north east of Hemel Hempsted with good access to the M 1,thus not increasing traffic and congestion in the town
Include files	
Number	Question 39
ID	LPIO5911
Full Name	Mr Michael Lelieveld
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No. This would be a significant over-development of Berkhamsted which would not be sustainable and would exacerbate existing infrastructure deficits. These deficits might reasonably be expected to worsen with the approved (but not yet built) schemes in the town and surrounding areas (including Potten End and Picketts Wood). This would be wholly inconsistent with the objectives and policies set out in section 4. See responses to questions 4-7 above. It would also have a negative impact on the surrounding Greenbelt and AONB and diminish the Historic Market Town character of Berkhamsted.
Include files	
Number	Question 39
ID	LPIO5948
Full Name	Mr Grahame Partridge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town."
Include files	
Number	Question 39
ID	LPIO5949
Full Name	Mrs Annette Patterson
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option does not include the much smaller villages which do not have the infrastructure to support the significant expansion proposed. The larger towns are more able to consolidate the developments with less impact on the town and area
Include files	
Number	Question 39
ID	LPIO5959
Full Name	Mr Neal Marshment
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Our greenbelt land MUST be protected from the urban spread especially when it has already been established that there are many Brown field sites readily available. All other options must be utilised before any greenbelt land is considered.
Include files	
Number	Question 39
ID	LPIO6007
Full Name	miss Emma Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Kings Langley would not be able to cope with building on the green belt sites and would cause over population which will affect traffic and schools in the local area. Adding to this, this would mean building on Wayside farm which is a local business, have been there for over 30 years and is 1 of only 2 jersey herds in the country.
Include files	
Number	Question 39
ID	LPIO6008
Full Name	Mr Paul Craig

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO6010
Full Name	Mrs Eleanor Marshment
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This would be my choice as it does not involve development of green belt land which should be protected at all costs. Hemel Hempstead already has an infrastructure better suited to accommodate the levels of housing required to meet the borough's needs. The new town's modern layout and wider roads can accept more traffic and be integrated more smoothly with extended development, while the recently redeveloped town centre already provides a lot of the amenities required by an increased population.
Include files	
Number	Question 39
ID	LPIO6018
Full Name	Miss Helena Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The village wouldn't be able to cope with the added traffic, as it already struggles to cope with what we have currently. The main road running through Kings Langley already has constant traffic, and it has increased when there are problems on other roads. There is a lack of parking in this village, and the adding of thousands of new homes will add to this problem. Wayside farm is a thriving village, providing milk to the village, as well as other products that the farm creates. The cows are such an interest for children in this village, and with less and less children nowadays seeing farm animals, having a

	<p>farm in the village is amazing for young children. Also, Wayside farm provides wonderful dog walks for owners, as well as amazing walks for anyone who wants to enjoy it.</p> <p>Adding more houses would add pressure on the small amount of schools we have in the village, which are already at capacity and have waiting lists just to join.</p>
Include files	
Number	Question 39
ID	LPIO6019
Full Name	miss Emma Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Kings Langley should not loose their green belt, building on these areas would not be sustainable and cause over population affecting traffic and school places for children in the village. Loosing the green belt land would also mean loosing Wayside farm, a local business which has been family run for over 30 years and has 1 of only 2 jersey herds in the entire country. If Kings Langley's green belt is built on this would join the village to the surrounding areas such as Watford and Hemel Hempstead, when there are brownfield sites which could be used to build on in other areas.</p>
Include files	
Number	Question 39
ID	LPIO6030
Full Name	Mr Graeme Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Hemel Hempstead, Berkhamstead and Tring have more of an infrastructure to support further growth than surrounding towns, which are just about able to cope with their current populations; a clear example of this would be the A4251 grinding to a near standstill through Apsley and Kings Langley most days at peak times.</p> <p>Furthermore, in regards to my hometown Kings Langley; it is a town of roughly five thousand, and does not have the public amenities to encourage growth, its two schools are at capacity for student intake, and the people value the village's rural identity above the idea for potential future growth. The proposed sites of Wayside Farm, Hill</p>

	<p>Farm, Shendish and Rectory Farm are valued parts of the community, and are used daily; Shendish is actively used as a popular dog-walking site, along with Wayside; which is also an active farm, hosting one of the only two Jersey herds in the country, both of these also have recognised public footpaths. Lastly, Hill Farm is a remote, fairly isolated site, it could not sustain any proposed building work, as the only access point is a narrow country road; the proposed methods for access would only add to the daily congestion on Coniston Road, Common Lane, Vicarage Lane and Langley Hill, particularly during the school run periods; two of these roads also do not support heavy goods vehicles.</p> <p>There is also the geography of Chipperfield, Kings Langley, Abbots Langley, and Bedmond, in relation to the two major towns to the north and south; Watford and Hemel Hempstead. If any of the aforementioned towns expand in any direction, they would become indistinguishable from the major population centres. The greenbelt areas around these towns is all that keeps them as unique townships; Apsley and Nash Mills are essentially an extended part of Hemel Hempstead due to previous building works, and Abbots Langley is almost fused with Leavesden and Watford. Any construction to the south of Kings Langley would require cross-boundary consultation with Three Rivers District Council to ensure that any current problems are not exacerbated for them and Dacorum.</p>
Include files	
Number	Question 39
ID	LPIO6058
Full Name	Georgina Tregoning
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO6062
Full Name	Mr Jason Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	Yes, although I still have concerns this is my preferred choice of the 3 options. I believe the existing towns have better capacity to cope with new housing than the smaller villages.
Include files	
Number	Question 39
ID	LPIO6074
Full Name	Mr Fred Preston
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes because it minimises the impact on Dacorum, Green Belt Land, and the stress on the infrastructure.
Include files	
Number	Question 39
ID	LPIO6110
Full Name	Mrs Alana Ivey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option involves building on Greenbelt and I do not believe we should be allowed to do this when alternative brownfield sites have not yet been fully explored.
Include files	
Number	Question 39
ID	LPIO6117
Full Name	Mr Andrew Jones
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Green belt land should be kept as much as possible to protect the small villages, and stop them joining together with the surrounding towns.
Include files	

Number	Question 39
ID	LPIO6131
Full Name	M Gareth Goode
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We should be protecting the character of our villages and small towns., Berkhamsted, Tring and Kings Langley are such beautiful places. Any major development should be around our larger towns like Hemel Hempstead and what has already been started in Aylesbury.</p> <p>Kings Langley in particular is very close to Aplesey and Hemel Hempstead, further development on the green belt would join it up with neighboring towns/villages.</p>
Include files	
Number	Question 39
ID	LPIO6148
Full Name	Mr Graham Cordery
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>by limiting development to existing towns the green belt boundaries are preserved, preventing urban sprawl and preserving the character of individual villages and communities</p>
Include files	
Number	Question 39
ID	LPIO6153
Full Name	Mrs Rebecca Giddings
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39

ID	LPIO6183
Full Name	Mr James Kinsella
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 option largely avoids the smaller villages, which do not possess the infrastructure to sustainably accommodate the levels of housing proposed in other options, and whose local characters would be threatened by larger developments. This latter point is in direct contradiction to the borough's vision and has already been used as a reason to dismiss the option of 'Significant expansion of a large village(s) (see 10.3.3).</p> <p>As an existing large town, Hemel Hempstead already has an infrastructure better suited to accommodate the levels of housing required to meet the borough's needs. The new town's modern layout and wider roads can accept more traffic and be integrated more smoothly with extended development, while the recently redeveloped town centre already provides a lot of the amenities required by an increased population. Furthermore, the town is already of a size which would make the addition of a large number of homes much less noticeable than they would be in the smaller villages. There is also a need to protect the character of villages such as Kings Langley. Other options propose a much larger number of housing in the village, which would be unsustainable given the current strain on the road and travel infrastructure, schools and GPs. In addition it would damage the unique character of the village.</p>
Include files	
Number	Question 39
ID	LPIO6213
Full Name	Mr Gavin Ivey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>This option involves significant additional housing in Bovingdon without any plans to increase infrastructure in the village.</p>
Include files	
Number	Question 39
ID	LPIO6225

Number	Question 39
ID	LPIO6281
Full Name	Mr Brian Goddard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO6293
Full Name	dr kim goode
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO6306
Full Name	Mr Paul Shelvey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This would avoid building on the Green Belt, and building on the edges of villages such as Kings Langley. I am also opposed to building on site HH-h3, Shendish, which is within the Kings Langley boundaries.
Include files	
Number	Question 39
ID	LPIO6329
Full Name	Mr Alastair Macdonald
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO6335
Full Name	Mrs Beryl Irvine
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I object as Kings Langley , Berkhamstead and Tring are far to special to ruin with overdevelopment, the countryside is outstanding, and the traffic would be horrendous.
Include files	
Number	Question 39
ID	LPIO6365
Full Name	Janet Pitts
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 chosen this option as the one which has the least impact on the Green Belt, though I do not believe we should be considering building on Green Belt at all.
Include files	
Number	Question 39
ID	LPIO6380
Full Name	Miss Lucy Muzio
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	

Number	Question 39
ID	LPIO6381
Full Name	Miss Lucy Muzio
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO6411
Full Name	Mrs Valerie Gale
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO6434
Full Name	Ms Ann Davies
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	1A is my preferred option, as it would involve no building on Green Belt sites or building around villages, but I would like to add that I also do not support building on the Shendish site, as this is within the Kings Langley boundary.
Include files	
Number	Question 39
ID	LPIO6448
Full Name	Mr andrew miller
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This will see Kings Langley retain it's village identity.
Include files	
Number	Question 39
ID	LPIO6450
Full Name	Miss Victoria Hunt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option allows for the fact that Kings Langley is a village and does not have the resources to support the development of new homes and does not need any new homes
Include files	
Number	Question 39
ID	LPIO6468
Full Name	Mr Peter Curtis
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Oppose coalescence of Kings Langley as there is no sustainability for such a small village as well as no infrastructure and no road network given the current issues of traffic and non availability of trains that fail to support current requirements Any building in greenfield around Kings Langley will affect and impact on the Kings Langley village character and ethos
Include files	
Number	Question 39
ID	LPIO6470
Full Name	MR Lee Janaway
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO6471
Full Name	Mr Chris Neville
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Protecting Kings Langley including SHENDISH HH-h3. Please respect the importance of the Green Belt, the heritage and landscape of the village, importance of the archeology and trees of Shendish. The village infrastructure cannot cope with such development and increase of traffic.
Include files	
Number	Question 39
ID	LPIO6489
Full Name	Mrs Rachel Macdonald
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I think Hemel Hempstead should take the bulk of the development
Include files	
Number	Question 39
ID	LPIO6509
Full Name	Mr Topan Dutta
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	As Hemel East housing numbers are not included in those for ~Hemel as they fall in the quota for St. Albans – exit 8 off the M1 will get impossible
Include files	
Number	Question 39
ID	LPIO6514
Full Name	Mr Peter Curtis
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Oppose coalescence of Kings Langley as there is no sustainability for such a small village (and historical) as well as no infrastructure and no road network given the current issues of traffic and non availability of trains that fail to support current requirements Any building in greenfield around Kings Langley will affect and impact on the Kings Langley village character as well as thos
Include files	
Number	Question 39
ID	LPIO6515
Full Name	miss tracy flint
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We need to save our green belt especially Kings Langley, way too much congestion already!
Include files	
Number	Question 39
ID	LPIO6525
Full Name	Mr Peter Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	<p>This would result in disproportionate growth in Berkhamsted and Tring contrary to the vision set out in Section 4.</p> <p>At the 2012 inquiry, the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting”. Option 1A does not do this</p>
Include files	
Number	Question 39
ID	LPIO6572
Full Name	Ms Tara Potier
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 support building on brownfield sites but not on greenfield sites, I believe these should be protected. This is key to the survival of villages and village life. There are empty office building to the north of Kings Langley that could be utilised, but are not. It seems illogical to propose to build more offices.</p>
Include files	
Number	Question 39
ID	LPIO6585
Full Name	Mr Hugh Morgan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Kings Langley does not have the appropriate infrastructure to support such substantial development by itself and the burden should be spread across a number of sites, many of which are better suited and more easily able to accommodate the additional burden. Of note the roads in and out of the village which would be affected by the new developments already struggle with the volumes of traffic that they see especially at peak times of the day and night. When driving out of the village to the M25 in the morning or through Apsley towards Hemel at most times on the weekend and at peak times during the week the traffic and subsequent delays can be substantial. Adding even a few hundred cars to this would make the situation even worse than it currently is. In addition local rail links within the village are not able to support significant increases in the number of users. It is only right that any new housing</p>

	<p>projects are spread throughout the borough on the basis that the strain of such new developments is shared with towns that are more easily able to support such expansion. The current development plans focus on using green belt land to almost double the size of the village which will have an obvious detrimental impact on the character of the village and on the people who live there. Surely a better option would be the re-gentrification of other areas of housing which are falling into disrepair or the use of available brownfield sites which would serve to protect the Green Belt land which has thus far been protected and with good reason.</p>
Include files	
Number	Question 39
ID	LPIO6591
Full Name	Mr Nick Head
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1a is the best option but you have included Shendish as Hemel Hempstead, This is incorrect . Shendish is historically Kings Langley and was never Hemel Hempstead. I attach some evidence of some of the history of Shendish. If you incorrectly include Shendish as Hemel Hempstead then it has to be 1C as any building at Shendish will lead to coalescence between Kings Langley and Hemel Hempstead</p>
Include files	shendish2.pdf
Number	Question 39
ID	LPIO6592
Full Name	Mrs Janet Lewis
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 option meets the Government house building target of 603 houses per annum it minimises development and does not involve building on the Green Belt. The three towns, Hemel Hempstead, Berkhamsted and Tring have the greater potential to accommodate new growth.</p> <p>It must be noted that Shendish is part of Kings Langley and not a part of Hemel Hempstead as listed in the consultation document</p>
Include files	

Number	Question 39
ID	LPIO6593
Full Name	Mrs Laura Bainbridge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This would not affect greenbelt land
Include files	
Number	Question 39
ID	LPIO6614
Full Name	Mrs Helen Lehrle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This Option would require the outward expansion of the three towns. The villages cannot cope with the infrastructure that is already overloaded, brownfield sites would be better.
Include files	
Number	Question 39
ID	LPIO6615
Full Name	Mrs Clare Joyce
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I am not confident that the two market towns have the infrastructure to cope with large scale developments even with the proposed additional amenities. Tring in particular has not a sufficient job market to support the expansion proposed and also suffers from poor transport links. Such large scale development would detrimentally alter the characteristics of both towns.
Include files	
Number	Question 39
ID	LPIO6649

Full Name	Ms C Oxer
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Green belt land was defined with good reasons. We should not just ignore it and build large developments, otherwise we lose the character of the different parts of our culture. The UK is known & appreciated worldwide for its landscapes, village architecture & communities, cities and history and if we allow our villages to be expanded and merged with urban sprawl, we lose a big part of our ongoing culture.</p> <p>As option 1A is the only one that protects the area from large-scale destruction of greenbelt, it has to be the one I support.</p>
Include files	
Number	Question 39
ID	LPIO6657
Full Name	miss Daphne Kirst
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	including Shendish
Include files	
Number	Question 39
ID	LPIO6669
Full Name	Mrs Victoria Janaway
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1A though far from being a good thing, is the only viable option for protecting Kings Langley's identity as a village and prevents urban sprawl and the resultant coalescence between Kings Langley and Hemel Hempsted. There are other more suitable options.</p>
Include files	

Number	Question 39
ID	LPIO6699
Full Name	Miss Oonagh Gilfillan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO6702
Full Name	Mr Patrick Walsh
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the best option for preserving the Green Belt and retaining the individual community character. The loss of each being irririeve.
Include files	
Number	Question 39
ID	LPIO6718
Full Name	miss Daphne Kirst
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Including Shendish. All villages should be protected
Include files	
Number	Question 39
ID	LPIO6719
Full Name	Mrs Pauline Mostyn
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Kings Langley would lose its distinct character as an historic village if the sites put forward were developed with high density housing. The corridor from the Watford conurbation to Hemel Hempstead would scarcely have a break and we would lose the many areas of green belt and farmland. We chose to live in Kings Langley and Shendish 24 years ago to live in a country environment with footpaths, woodland, wildlife all within walking distance. There has been much development in those 24 years and as a result congested roads, with tail backs to jct 20 into the village of twenty minutes morning and evening despite the by-pass already having been constructed. We would have chosen to live in Hemel or Watford if we had wanted an urban environment. The high street of Kings Langley is full of independent shops, a rarity in modern village/town life. We want to preserve this unique character. We have a local farm within walking distance of the village which sells raw Jersey milk - wow, how lucky are we to have this rare commodity. We must be insane to think of building on such land. I understand that Wayside farm is one of only two dairy farms in the county. Rectory Farm is another asset the village has and is currently being utilised by a local volunteer growing group which is part of the Transition for Kings organisation. Having a philosophy of sustainability, community and growing local food for local people and bringing local producers and products into the village is a view we must all think about seriously if we consider the impact of global warming, climate change and food safety. Why would we destroy these valuable sites for high density housing/office blocks etc.</p> <p>The Shendish Estate has valuable recreational assets - a golf course, accommodating all standards of play, footpaths, muntjac, foxes, badgers, woodland. People walk their dogs and there are times when it is the only place where there is scarcely any light pollution. Access to the estate is difficult at both the hotel entrance on London Road and a possible entrance from Rucklers Lane, parts of which are single track would be very difficult. London road is very busy, Apsley is a bottle neck and 900 houses and a primary school with all the additional cars for housing and school drop-off traffic would render it to a standstill. Areas of greenbelt do not only bring joy to those living in or those walking through but visually to those who drive passed or live opposite. Looking onto Shendish golf course from the opposite side of the valley is far more heart warming that the new development over the fence that is now the Manor Estate.</p> <p>I would like to see an inventory of brownfield sites collated in the borough and an inventory of empty housing before any new building is undertaken. Surely upgrading existing stock before building new must be a priority (REUSE) and existing infrastructure utilised before digging up green fields.</p>

	Many people have spoken about congested roads, schools, doctors surgeries etc and I add my concern to those. We are full.
Include files	
Number	Question 39
ID	LPIO6726
Full Name	Miss Oonagh Gilfillan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The integrity of Kings Langley village would be severely threatened by any other option given the fragility of the existing infrastructure. Additionally, the use of Green Belt land in other options threatens the existence of the various communities within the borough.
Include files	
Number	Question 39
ID	LPIO6750
Full Name	Mr Geoff Latham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO6752
Full Name	Miss Oonagh Gilfillan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	

Number	Question 39
ID	LPIO6761
Full Name	Ms Cheryl Hall
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A protects Kings Langley greenbelt. I include protecting Shendish in my preference as it is part of Kings Langley Parish and should not have been listed as a Hemel Hempstead site.
Include files	
Number	Question 39
ID	LPIO6785
Full Name	Mr David Zerny
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes; but only because this option causes the least disruption to local communities and environmental damage.
Include files	
Number	Question 39
ID	LPIO6806
Full Name	Mr Patrick Walsh
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the only option that sufficiently safeguards the community identities and the Green Belt.
Include files	
Number	Question 39
ID	LPIO6811
Full Name	mrs gillian marin

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	with the given options this is my preferred. but as previously stated I think that all communities should take a hit on brownfield sites. i think its important to keep hemel and kings langley separate to preserve the village character of Kings langley
Include files	
Number	Question 39
ID	LPIO6821
Full Name	Mr Andrew Lambourne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Mostly due to the fact the Berkhamsted already has significant traffic problems due to being in a valley. Perhaps think again as to the choice of locations since this seems a potential second-best option?
Include files	
Number	Question 39
ID	LPIO6841
Full Name	Mrs Regina Walsh
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the best option for protecting the country side and the character of the individual communities.
Include files	
Number	Question 39
ID	LPIO6855
Full Name	Mr Nicholas Ring
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the only option that preserves the Green Belt and maintains the village character of Kings Langley avoiding it coalescing with Apsley and Hemel Hempstead.
Include files	
Number	Question 39
ID	LP106870
Full Name	Mrs Juliette Kent
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LP106908
Full Name	Mr Robert Mostyn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option maximises the preservation of Green belt land and prevent Kings Langley coalescing with Hemel Hempstead and Watford. I would like to add that Shendish Manor is within the Parish of Kings Langley and should be excluded from housing consideration because its current existence enhances the lives of the thousands of people who live between Leverstick Green and the Grad Union canal. SHendish Manor also supports what little fauna exists in this area with deer, muntjack, badgers, rabbits and foxes.
Include files	
Number	Question 39
ID	LP106913
Full Name	Helen Cole
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	You will completely destroy the market town feel of Tring and Berkhamsted, and the transport infrastructure is inadequate. This will not deliver any of your stated aims for these communities.
Include files	
Number	Question 39
ID	LPIO6922
Full Name	Bradford Gunn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Either Options 1B or 2B
Include files	
Number	Question 39
ID	LPIO6925
Full Name	Bradford Gunn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO6978
Full Name	Mr Edward Castle-Henry
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I think this would be the best option to go for. It seems to provide the requirements with minimum damage to greenbelt land and nice traditional towns. Hemel Hempstead is by far the most urban area in the

	<p>Borough, although I do not wish to see any greenbelt land used under standard practice.</p> <p>I feel it goes without saying the suitable infrastructure would need to be in place for the addition of ANY housing as many areas are experiencing problems. One such area would be Shendish Manor, which although is classed in Hemel Hempstead, would have a huge impact on Kings Langley that I do not think it could handle.</p>
Include files	
Number	Question 39
ID	LPIO6992
Full Name	Dr Jane Hughes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO7001
Full Name	Dr Jane Hughes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	

Number	Question 39
ID	LPIO7022
Full Name	mr michael hicks
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Even with this lower number it is only acceptable if the infrastructure is provided</p> <p>employment land, sports pitches, schools, doctors dentists, youth clubs etc</p> <p>The acceptance of the housing must include proper affordable housing to prevent the hollowing out of the tring community</p>
Include files	
Number	Question 39
ID	LPIO7026
Full Name	Mr Alan Debenham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO7067
Full Name	Mrs Gillian Lumb
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Q. 36 to 45 No</p> <p>It seems that Berkhamsted has contributed housing for the current Core Strategy over and above the required amount and that other areas have not developed at the same rate. This does not seem to have been taken into account in preparing this consultation. <u>Berkhamsted</u> feels as if it <u>is bursting</u> with all the development currently underway and planned. The schools are pretty full, the</p>

	<p>Doctors are overworked, air pollution exceeds EU regulations, traffic at rush hours is dreadful, playing fields and playgrounds are very busy.</p> <p>Of all the options put forward the only one I feel would be acceptable is Option 1B.</p>
Include files	
Number	Question 39
ID	LPIO7129
Full Name	Mr & Mrs Fox
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 names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's</p>

infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG RESPONSE TO Q39 - FULL DOC ATTACHED TO Q46

Question 39

Is Option 1A your preferred option for delivering the growth needs of the Borough?

No

This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local

aspirations set out in Section 4 (see Q4 to 7).

No consideration has been given critical planning considerations such as recent and on-going build against targets and

local impact given different topographies and (inadequate) supporting infrastructure.

This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will be the focus for housing

development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead,

for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more

weight should be attached to securing sustainable growth in the Borough’s main town.”

The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first

	<p>5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p><input type="checkbox"/></p> <p>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <p><input type="checkbox"/></p> <p>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <p><input type="checkbox"/></p> <p>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
Include files	
Number	Question 39

ID	LPIO7159
Full Name	Natalie 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>I appreciate that you are wanting those with opposing views to enter into a discussion where we offer a proposed solution/middle ground and with that in mind the only potentially feasible option I can see is for Option 1A but with the exclusion of Shendish Manor.</p> <p>I thank you for your time in reading this and for giving us the opportunity to voice our views and opinions. Change and progress are a must, but not when it impacts the lives of those who already live in an area and those who would theoretically be moving into the area.</p>
Include files	
Number	Question 39
ID	LPIO7167
Full Name	Mr Francis Bedford
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support Option 1A, as the least objectionable of the available options.
Include files	
Number	Question 39
ID	LPIO7189
Full Name	Mrs Fiona Walsh
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 say 1A is my preferred option as the larger towns are better placed to take the development than our Kings Langley Village as they have the infrastructure already in place with better public transport and roads.
Include files	

Number	Question 39
ID	LPIO7250
Full Name	Annette Jones
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In summary I believe green belt should continue to be protected. I do not think our infrastructure and services can support more homes. Of all the options 1A is the only acceptable one
Include files	
Number	Question 39
ID	LPIO7266
Full Name	Tracy Lilburn
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 register my support for Option1A on the strategic housing options within Dacorum. If building is necessary it should only be confined to the towns and should not lead to villages being increased in size. I believe that brownfield sites should be developed and green belt left for the benefit of people for exercise and enjoyment.
Include files	
Number	Question 39
ID	LPIO7341
Full Name	Brian and Heidi Norris
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	We fully understand the need for additional housing in this country, but it should not be to the detriment of towns such as ours. We do not intend to reply to the 46

questions one by one, but support the answers given by the Berkhamsted Citizens' Association and the Berkhamsted Residents Action Group and support Option 1B in the Strategy Plan. Even this number of 600 further homes is, in our view, more than enough, but we understand that is an existing commitment.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39

Is Option 1A your preferred option for delivering the growth needs of the Borough?

No

This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local

aspirations set out in Section 4 (see Q4 to 7).

No consideration has been given critical planning considerations such as recent and on-going build against targets and

local impact given different topographies and (inadequate) supporting infrastructure.

This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing

development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead,

for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more

weight should be attached to securing sustainable growth in the Borough's main town."

The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority

Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first

5 years (2006-11) of

the plan Berkhamsted

delivered 10 years worth of new housing stock and by 2016 the rate of development had

exceeded

Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and

countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the

Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant

rate over the first 10 years of the CS, unfortunately at rate some

21% below the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

□

Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan.

Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.

□

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in

this option does not do this.

□

Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green

Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of

build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit

margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and

under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO7379
Full Name	Mrs Helen Harding
Company / Organisation	Chiltern & South Bucks District Council
Position	Principal Planner
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Thank you for consulting Chiltern and South Bucks District Council and for your continuing engagement on Duty to Co-operate matters with the Councils in relation to the emerging Dacorum Plan and the joint Local Plan Chiltern and South Bucks.</p> <p>I attach the response of Chiltern and South Bucks District Council on your reg 18 Issues and Options consultation.</p> <p>The response has been agreed with the Chiltern District Council Portfolio Holder for Sustainable Development, Councillor Peter Martin.</p> <p>The response of the South Bucks District Council Portfolio Holder for Sustainable Development, Councillor John Read is currently awaited at the time of sending this email. If there are any changes to this response in the light of comments which he may wish to make I will contact you straight away.</p> <p>Comments on different growth distributions – growth levels 1 – 3 (spatial options A, B and C)</p> <p><u>Options relating to greater focus on growth levels at Hemel Hempstead (scenarios for option B).</u></p> <p>The consultation document points to the need for major changes to the road network in Hemel Hempstead to support this. At this stage there is no information as to whether this would be deliverable and so is a cause for concern in case this would lead to the diversion of additional unmitigated traffic and delays on through routes to Chesham from Hemel Hempstead.</p> <p><u>Options relating to spreading growth more evenly across the District (scenarios for option C)</u></p> <p>A potential negative implication of this option is referred to in the consultation document in terms of the inability of some smaller settlements to accommodate key facilities such as expanding primary schools. This is noted, although the option is also referred to as having the potential to deliver other forms of local infrastructure and so the extent of the knock on impacts on infrastructure capacity elsewhere is difficult to estimate and comment on. Therefore if this option is selected the Councils would like to see more evidence on how the infrastructure requirements can be met.</p> <p><u>Options 1 and 2</u></p> <p>Option 1 is consistent with the broad approach taken by Chiltern and South Bucks in that it links to the potential supply emerging from poorly performing Green Belt sites. However it is lower than the most recent SHMA which is a more appropriate basis for planning for the future Local Plan stages at the current time, i.e. Option 2 (but it is acknowledged that this is subject to change).</p> <p>Option 2 leads to a range of growth at Bovingdon from 130 – 360 dwellings and at Berkhamsted from 1,075 – 1,175 dwellings. Even at the lower growth scenarios the additional dwellings could have a knock – on effect on nearby infrastructure, in Chiltern District e.g. additional traffic flows through Chesham which is already constrained.</p>

	<p>Therefore continuing engagement between the Councils in relation to transport modelling and mitigations is especially important.</p> <p><u>Option 3 – Higher Growth level</u></p> <p>Dacorum’s concern that the higher level envisaged in Option 3 may not be deliverable in conjunction with the necessary infrastructure is noted and would be a cause for concern to Chiltern and South Bucks.</p> <p>FULL DOC ATTACHED TO Q46</p>
Include files	
Number	Question 39
ID	LPIO7408
Full Name	Mr Clive Birch
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</p> <p>This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main town.”</p> <p>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</p>
Include files	
Number	Question 39
ID	LPIO7448

Full Name	James Dalton
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 regards to the Council's Issues and Options Consultation: Local Plan to 2036, I am writing to object to your housing development proposal for Kings Langley.</p> <p>The village has charm and character that would be lost should your proposed expansion plans be realised. Kings Langley is a clustered settlement where development proposals should be considered very carefully: infilling could ruin the character of the village while estate development would overwhelm it. Erecting homes in Kings Langley on this unprecedented scale would decimate the village and alter its identity beyond all recognition. This plan fails to improve the character of this area and therefore should not be accepted.</p> <p>Kings Langley's current infrastructure could not support an expansion of this magnitude without wholesale changes to transport links and local amenities – changes that I do not believe are possible. The main road through the village is congested at peak times and it is not uncommon for tailbacks to stretch from the M25 roundabout to the far side of the village. This congestion would only be made worse if the proposed development is successful.</p> <p>Places at Kings Langley primary school are not guaranteed for all children resident in the village. This problem would be exacerbated should the village's 'school-age' population increase by several hundred if the expansion plans are approved.</p> <p>Free parking can accommodate the current levels of traffic volume the village experiences. This wouldn't be the case with more cars on the road as a result of the development.</p> <p>Our GP surgery is currently fit for purpose – servicing the medical needs of a small village. This would no longer be the case should the population increase by several thousand if the expansion plans are approved.</p> <p>Greenbelt land should be developed on as a last resort and not when there are numerous viable alternatives available for development. The whole premise of greenbelt is to retain areas of undeveloped or agricultural land, such as Wayside Farm – one of only two Jersey cattle farms in Hertfordshire, that border urban areas.</p> <p>With this in mind my preferred development option is 1A. The Government's housing development quota can be met with careful and considered expansion of the three market towns without the need to blight Kings Langley's landscape with hundreds of new homes.</p> <p>I understand that the Parish Council and Kings Langley & District Residents Association also share my views.</p>

Include files	
Number	Question 39
ID	LPIO7450
Full Name	David Charlesworth
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><u>Option 1A</u></p> <p>Of the three options put forward, which unfortunately do not include a 'nil' option, I prefer option 1A which would centre on the three main towns with no need to expand Kings Langley beyond its current boundary. While Shendish has been put forward as part of the proposed South Hemel Hempstead development, it is situated within the Kings Langley Parish Boundary and as such, is part of Kings Langley. Similarly, Kings Langley sites are included in Hemel Hempstead options when they should not be.</p>
Include files	
Number	Question 39
ID	LPIO7471
Full Name	MR Christopher Kendall
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Answer – NO</p> <p>The character of the historic market town of Tring would be severely affected adversely by significant additional housing.</p> <p>Adding infrastructure {e.g. Schools' places} in Tring would be difficult and expensive.</p>
Include files	
Number	Question 39
ID	LPIO7526
Full Name	Robert Stephens
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My preference is therefore to support Option 1A (excluding Shendish, site ref HH-h3).
Include files	
Number	Question 39
ID	LPIO7531
Full Name	Mrs Cath Dickins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Finally, the Consultation Paper included 3 development options – I vote for Option 1a (603 houses per annum) but would like to make it clear that Shendish should be EXCLUDED in this option.
Include files	
Number	Question 39
ID	LPIO7537
Full Name	mr Joe O’Gorman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Finally my Parish council has recommended that I opt for OPTION 1A in your local planned consultation. Please take this email as confirmation that this is my chosen option in the above matter I feel the TOWNS of Hemel Hempstead, Tring & Berkhamsted would be more suitable to new growth . Hopefully avoiding their cherished Green Belt sites too.
Include files	
Number	Question 39
ID	LPIO7546
Full Name	Brenda Ashby
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>With reference to the above Plan, I write as a resident of Kings Langley for the past 20 years. I appreciate that we need more housing, but I am strongly opposed to building on Green Belt land. I therefore support OPTION 1A of the Plan, which does not include building on the Green Belt and provides 602 houses per year. My main reasons are as follows:</p> <p>We should identify and use brownfield sites in order to maintain our beneficial green spaces.</p> <p>We should identify and use houses which have been unoccupied for a long time.</p> <p>Wayside Farm. Mass development here would mean the loss of a great local amenity and one of the last two dairy farms in the constituency. The tenant farmer (of 40 years) would lose his livelihood and there would be a loss of landscape, views and country walks, to say nothing of the hugely popular Jersey milk (which people come from far and wide to buy). Building here would inevitably spread across the A41/M25 and could result in the village being swallowed up by Watford.</p> <p>When offices to the north of Kings Langley stand empty, why would we need more to be built here?</p> <p>Shendish Manor (which is actually in Kings Langley, not Hemel Hempstead). Large scale development here would eventually mean being joined to Hemel Hempstead, with consequent loss of our individual village identity.</p> <p>Coalescence north and south of Kings Langley would mean it potentially doubling its size and Kings Langley becoming a town rather than a village.</p> <p>The A4251 road through Kings Langley is already very congested and could not cope with further traffic. Widening of the road would be impossible in the village due to the historic buildings in the high street.</p> <p>Rectory Farm. At present this land is worked by local residents who grow crops for sale at the monthly village market. Not only is this of health/social benefits to the growers, but provides fresh produce to the residents. I understand there are also plans for a small nature reserve, again of benefit locally. Building here would therefore be a detrimental step.</p> <p>We need to focus on sustainability. Although the new plan provides a new primary school, there is no provision for extra secondary school places. Our doctors' surgeries would be unable to cope with a large influx of extra patients and the traffic congestion would make emergency or routine visits to the faraway Watford Hospital a nightmare, which has, of course, already been exacerbated by the reduction of facilities at Hemel Hempstead Hospital.</p> <p>I trust that you will consider the above strongly held points, which are echoed by the majority of the 800+ residents who attended the recent parish meeting.</p>

Include files	
Number	Question 39
ID	LPIO7566
Full Name	Keve
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 just read the Dacorum Core Strategy, I am appalled so see the consideration of the closure of Wayside Farm and inappropriate development of Green belt land in Kings Langley. Many villagers regard Wayside Farm as an essential part of our community. Bringing local children closer to working farm animals, providing fresh farm shop produce and providing a much needed green environment in an area close to a highly polluting motorway and A road.</p> <p>Therefore I suggest option 1A would be the best option as I don't believe local roads or public services could cope with the scale of development proposed.</p> <p>Kings Langley has seen a number of large scale developments in recent years. These include Pinnacle House and the Ovaltine development. Any further large scale development would change the character of the village for the worse and as I have mentioned before, would put much strain in roads and local services.</p>
Include files	
Number	Question 39
ID	LPIO7576
Full Name	Mr Garry Lilburn
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 support for Option 1A on the strategic housing options within Dacorum. If building is necessary it should only be confined to the towns and should not lead to villages being increased in size.</p> <p>My reasons are that I chose to live in Kings Langley as it was a village. I enjoyed that when you approached the village you came through green belt areas such as by the Wayside Farm and that when I went for a walk I had a short walk before I was in the countryside.</p> <p>The character of the village is why I chose to live here and to increase its size, allowing the village to join up with other areas will lose the current identity of the village</p>

	<p>and will lose its character. Village life should be exactly that. Any proposals to increase the size of the village would make it almost like a small town rather than a village and this should be opposed.</p> <p>The joining up of areas i.e. using up green areas for building will lose Kings Langley's character of a village atmosphere, green spaces close to the village centre, as sense of community which towns do not offer. This is the reasons why so many people live here and to change that character through the coalescence with other areas should be opposed and I object to any building in this area for that reason.</p> <p>I would also state that building in Shendish is NOT Hemel Hempstead despite the postcode but is very much part of Kings Langley. Allowing Kings Langley to be swallowed up to Hemel Hempstead in this manner who be terrible for Kings Langley also and particularly its damaging to it character as a village.</p> <p>I also do not think that the arterial roads or services could cope with such developments but I appreciate that this may not hold sway with your strategic decision making. I do however think that making the severely congested roads even more congested would affect the character of the village. To have a High Street completely blocked by traffic queuing to join the M25 or queuing to get through the village High Street from the M25 will ruin the character too: eating/drinking in the High Street will be very unpopular and the sense that the High Street as the centre of the village will be eroded if it cannot be reached due to weight of traffic for prolonged periods twice a day.</p> <p>In summary, I object to building in Kings Langley and favour the options of increasing the Dacorum towns but not to the detriment of neighbouring villages.</p>
Include files	
Number	Question 39
ID	LP107579
Full Name	Mr Leonard Stickland
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 support for Option1A on the strategic housing options within Dacorum. If building is necessary it should only be confined to the towns and should not lead to villages being increased in size.</p> <p>My reasons are that I chose to live in Bovingdon as it was a village. I enjoyed that when you approached the village you came through green belt and that when I went for a walk I had a short walk before I was in the countryside.</p>

	<p>The character of the village is why I chose to live here and to increase its size, allowing the village to join up with other areas will lose the current identity of the village and will lose its character. Village life should be exactly that. Any proposals to increase the size of the village would make it almost like a small town rather than a village and this should be opposed.</p> <p>The joining up of areas i.e. using up green areas for building will lose Bovingdon's character of a village atmosphere, green spaces close to the village centre, as sense of community which towns do not offer. This is the reasons why so many people live here and to change that character through the coalescence with other areas should be opposed and I object to any building in this area for that reason.</p> <p>I also do not think that the arterial roads or services could cope with such developments but I appreciate that this may not hold sway with your strategic decision making. I do however think that making the severely congested roads even more congested would affect the character of the village. To have a High Street completely blocked by traffic queuing to get through the village is already proving a problem.</p> <p>In summary, I object to building in Bovingdon and favour the options of increasing the Dacorum towns but not to the detriment of neighbouring villages.</p>
Include files	
Number	Question 39
ID	LPIO7605
Full Name	Charlotte Charlesworth
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><u>Option 1A</u></p> <p>Of the three options put forward, which unfortunately do not include a 'nil' option, I prefer option 1A which would centre on the three main towns with no need to expand Kings Langley beyond its current boundary. While Shendish has been put forward as part of the proposed South Hemel Hempstead development, it is situated within the Kings Langley Parish Boundary and as such, is part of Kings Langley. Similarly, Kings Langley sites are included in Hemel Hempstead options when they should not be.</p>
Include files	
Number	Question 39
ID	LPIO7653
Full Name	MR CHRIS PICHON
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 forced by the skewed nature of this consultation to select from a table of options, and so my only option would be to select from Option 1A.
Include files	
Number	Question 39
ID	LPIO7662
Full Name	mrs Marilyn Whyman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The only way forward is to consider OPTION 1 A...this does not include Shendish (site reference HH-h3)
Include files	
Number	Question 39
ID	LPIO7664
Full Name	SUE LONG
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We support option 1A - sticking to the government requirement and focusing on the 3 towns in the borough
Include files	
Number	Question 39
ID	LPIO7685
Full Name	JUNE LIGHTFOOT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Questions 36 to 39</p> <p>No – see Question 40</p> <p>Question 40 Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>Yes.</p> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more options for growth distribution.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>Central Government’s policy on Green Belt is clear: “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment</p>

	to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO7706
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	Without repeating all the arguments against, of which you are fully aware, the only sensible one is that of OPTION 1A, which is one that you created as part of your long term plans
Include files	
Number	Question 39
ID	LPIO7710
Full Name	KAREN PETERS-AMPHLETT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My view is that I support option 1a. No development of Kings Langley and no development on green belt land
Include files	
Number	Question 39
ID	LPIO7715
Full Name	SARAH VYSE
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	My preferred option is 1A
Include files	
Number	Question 39
ID	LPIO7761
Full Name	MR & MRS MP & ME HARNETT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<i>Option 1 a is our preferred option</i>
Include files	
Number	Question 39
ID	LPIO7765
Full Name	Dipak Lalsodagar
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, Option 1A which minimises the development without affecting the greenfield sites is preferable, but should not include Shendish (site reference HH-h3)</p> <p>Some of the reasons for objection towards excessive building t are:-</p> <ol style="list-style-type: none"> 1 There will ne a loss of visual residential and public amenity if greenfield sites are toyuched. 2 These sites provide a haven for wildlife and are a green lung to the area. They must be preserved. 3 The excessive building would put a stress on the local infrastructure, whohc includes excessive cars on the road, ability to add children to schools and getting appointments with local GPs. <p>The “village life” as we know it would be lost.</p>
Include files	
Number	Question 39
ID	LPIO7797
Full Name	Ruth Fidler
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 option 1a is the best for the village for the above reasons.
Include files	
Number	Question 39
ID	LPIO7805
Full Name	Sarah Dalton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Due to my comments above, in relation to question 39 of the consultation, Option 1A is my preferred option for meeting the growth needs of the Borough, as this would not necessitate any expansion of Kings Langley or other large villages, instead focussing on meeting growth needs by the outward expansion of the three main towns.
Include files	
Number	Question 39
ID	LPIO7814
Full Name	Lisa Edwards
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	To summarise, having looked at the proposed site locations, attended the Extraordinary Meeting and read the guidance issued by the Parish Council and the Kings Langley & District Residents Association, I fully support Option 1A for the reasons laid out above, but most importantly because any other option would destroy our historic and beautiful village.
Include files	
Number	Question 39
ID	LPIO7826
Full Name	Pamela Bremner

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Please restrict consideration to Option 1A and seek brownfield sites.
Include files	
Number	Question 39
ID	LPIO7828
Full Name	IMELDA DEMPSEY
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The only Dacorum Local Plan consultation, Option 1A which would satisfy meeting the current Government house building target, which I would agree to is where the development concentrates on Hemel Hempstead, Berkhamsted and Tring - since these three towns (as opposed to a Village!) have the greatest potential for growth. Importantly I consider these choices more viable in terms of ensuring that developers do not avoid having to meet affordable housing targets as a consequence of not ensuring that they make a reasonable profit.
Include files	
Number	Question 39
ID	LPIO7836
Full Name	REBECCA CLARKE
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My option for planning is 1A ,assuming Shendish is zoned within Kings Langley.It is actually within and historically has always been in the Parish
Include files	
Number	Question 39
ID	LPIO7840
Full Name	MR RICHARD LAWRENCE

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My option for planning is 1A ,assuming Shendish is zoned within Kings Langley.It is actually within and historically has always been in the Parish.
Include files	
Number	Question 39
ID	LPIO7881
Full Name	Mr Christopher Carnaghan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In response to the consultation I prefer Option 1-A, but excluding Shendish (site ref HH-h3) which forms part of Kings Langley and not Hemel Hempstead.
Include files	
Number	Question 39
ID	LPIO7892
Full Name	MR COLIN WHYMAN
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I SUPPORT OPTION 1A
Include files	
Number	Question 39
ID	LPIO7915
Full Name	MRS CATHERINE BUTCHER
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Overall, I believe that Option 1A is my preferred option as set out in the Local Plan Consultation. I believe the outward expansion of the towns would protect the local villages and save the green belt land.
Include files	
Number	Question 39
ID	LPIO7926
Full Name	Dr Peter Chapman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO7965
Full Name	Mr Norman Groves
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 would like to confirm that I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>BRAG RESPONSE TO Q39</p> <p>No</p> <p><input type="checkbox"/></p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><input type="checkbox"/></p> <p>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</p> <p><input type="checkbox"/></p> <p>This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing</p>

development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead,

for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more

weight should be attached to securing sustainable growth in the Borough’s main town.”

□

The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted

delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded

Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the

Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant

rate over the first 10 years of the CS, unfortunately at rate some

21% below the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

□

Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan.

Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.

□

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in

this option does not do this.

□

Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green

	<p>Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
Include files	
Number	Question 39
ID	LPIO8047
Full Name	Mrs Samantha Pilling
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I opt for option 1a.
Include files	
Number	Question 39
ID	LPIO8052
Full Name	PATRICIA HUMBERSTONE
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 choose option 1A which provides for the expansion of the three towns for the following reasons:</p> <p>This option would mean that the large villages would <u>not</u> need to expand and thereby complies with government guidance and our own locational principles. I would not want “urban areas .. to sprawl into other existing settlements undermining their distinct and separate identities.” I would not want growth to be focussed on villages which would lead to “substantial changes to the compact and rural character of these villages”.</p> <ul style="list-style-type: none"> • Building new homes is better placed in urban areas where the infrastructure has more flexibility for expansion.

Include files	
Number	Question 39
ID	LPIO8057
Full Name	MR CHRIS MAXWELL
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We would like to state our preference for Option 1A of the Dacorum Local Plan.
Include files	
Number	Question 39
ID	LPIO8058
Full Name	Mr Dean Murray
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	As a resident of Kings Langley, I am writing to register my choice as “ Option 1A ” in relation to the Dacorum Council’s Core Strategy. The reason for this is that I see the other two options as the over development of Kings Langley and surrounding green belt areas with potentially thousands of houses, offices, industrial estate and even a shopping centre.
Include files	
Number	Question 39
ID	LPIO8085
Full Name	Mark & Anita Hutchings
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In the Dacorums local plan consultation document, option 1A seems to be the only option that doesn’t necessarily require an green belt development and therefore is preferred, however this should not

	include HH-H3 that although shown as a Hemel site is actually in Kings Langley and therefore should not be included / considered.
Include files	
Number	Question 39
ID	LPIO8091
Full Name	Victoria O'Dea
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My preferred option is 1A
Include files	
Number	Question 39
ID	LPIO8100
Full Name	Julie Beshaw
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support option 1A excluding the green field sites, particularly that at Shendish Manor which lies in Kings Langley Parish Council and not within Hemel Hempstead. Even the road name sign at The Courtyard confirms that it is in The Borough of Dacorum and in Kings Langley
Include files	
Number	Question 39
ID	LPIO8103
Full Name	MRS MARY THOMSON
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Whilst I appreciate the difficulty and pressure facing DBC relative to the need for increased housing - 1. I object to the loss of the Green Belt

	My preferred option, should you need to proceed with your proposals, is Option 1a <u>provided Site HH-3 Shendish is excluded</u> (see below), failing which Option 1c which according to your proposals will exclude Shendish
Include files	
Number	Question 39
ID	LPIO8108
Full Name	MS ZOE RAYNSFORD
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 object to the proposal plans to develop on four green belt sites and would request if these proceed that only option 1A proceeds.
Include files	
Number	Question 39
ID	LPIO8113
Full Name	Paul Gallagher
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 say that option 1A should be the preferred option.
Include files	
Number	Question 39
ID	LPIO8127
Full Name	Jacqueline Wells
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support Option 1A meeting the government house-building target of 602 houses per year and focusing new development in Hemel Hempstead, Berkhamsted and Tring.

Include files	
Number	Question 39
ID	LPIO8150
Full Name	Iain Flood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If an option has to be chosen than for myself Option 1a is the only possibility to coincide with the government target of 603 properties per annum, this is also to include no development in Kings Langley and Shendish.
Include files	
Number	Question 39
ID	LPIO8204
Full Name	NATALIE ADAMS
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 participate in the consultation as follows. My answer to question 39 is yes option 1a) because it is the only option that does not involve the development of the green belt in Kings Langley, including the Shendish Estate.</p> <p>These sections of the green belt are needed to prevent the merging of Hemel Hempstead with Rucklers Lane or Kings Langley.</p> <p>The other options are also less sustainable as they involve developing the development of houses away from the boroughs town.</p> <p>Finally I am concerned about the effects these developments would have on the parish generally and the character of our village.</p>
Include files	
Number	Question 39
ID	LPIO8209
Full Name	Mr Keith Ward
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The only option I could support in any way would be Option 1A
Include files	
Number	Question 39
ID	LPIO8226
Full Name	Phyllis Jennings
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The only option I would support is Option 1 and Option A.
Include files	
Number	Question 39
ID	LPIO8231
Full Name	J Barnett
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 to register my preference for Option 1A on Dacorum Strategic Housing Options.</p> <p>I believe that any other option is going to totally ruin the nature and character of Bovingdon village. It is a pleasant place to live with green spaces around, but to build large numbers of homes on green belt land is going to destroy that and our sense of community. The village would just become a part of urban sprawl. We should protect our green belt and retain our sense of village community.</p>
Include files	
Number	Question 39
ID	LPIO8239
Full Name	Mr Kevin Long
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We support option 1A - sticking to the government requirement and focusing on the 3 towns in the borough.
Include files	
Number	Question 39
ID	LPIO8256
Full Name	Mrs Annushka Scruton
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 object to all Green Belt Development in Kings Langley.</p> <p>Development in our village is going to create an urban sprawl which will diminish the character of Kings Langley. The people of Kings Langley are proud to live in a village and do not want to coalesce with neighbouring settlements.</p> <p>Our Greenbelt land is a cherished asset bringing social, environmental and economic benefits. The greenbelt land supports important wildlife and biodiversity resources, please do not jeopardise this whilst there are brownfield sites that can be utilised to achieve the governments housing targets.</p> <p>Option 1A) in the strategic plan is the only viable option for local development.</p>
Include files	
Number	Question 39
ID	LPIO8277
Full Name	Fiona Cannon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is our preferred option for delivering the growth needs of the Borough.
Include files	
Number	Question 39

ID	LPIO8282
Full Name	Elizabeth Afonso
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Building at this scale around Tring, Hemel Hempstead and Berkhamsted, which are already larger towns with existing infrastructure and the capacity to support many more homes, would be the more sensible choice.</p> <p>My strong preference would be to have a limited amount of additional building in Kings Langley (Option 1A) to preserve the Kings Langley all the residents know and love.</p>
Include files	
Number	Question 39
ID	LPIO8290
Full Name	Clare Hitchcock
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Please choose option 1A.
Include files	
Number	Question 39
ID	LPIO8303
Full Name	Andy Tongue
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Thus, I believe very strongly that option 1A is the only acceptable option for the council to consider.
Include files	
Number	Question 39
ID	LPIO8306
Full Name	Mrs Karen Brown

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In conclusion I would like to put forward my vote for option 1A of your consultation plan – to build 603 houses in Dacorum and NOT on greenbelt land, as once you make such a serious decision this cannot be undone.
Include files	
Number	Question 39
ID	LPIO8314
Full Name	JOHN CHIPPERFIELD
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 that Hertfordshire needs its villages as much as its towns, so I am proposing that Option 1A be adopted, on the understanding that Shendish is part of Kings Langley Parish and not Hemel Hempstead as erroneously supposed. The loss of our 'breathing spaces' will be keenly felt in this village and surrounding area.
Include files	
Number	Question 39
ID	LPIO8317
Full Name	MR KEVIN MARSHALL
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Therefore I strongly urge you to go for Option 1A of Decorum council's local plan with regards to the future of the village
Include files	
Number	Question 39
ID	LPIO8321
Full Name	mr adam fawzi

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 fully agree with the comments added by Richard case regarding options 1A and 1B</p> <p>Richard Case</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town." • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. • Berkhamsted should not be penalised because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the

	<p>town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO8328
Full Name	MELANIE COTTRELL
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>It is clear to me that the best option under the current plans would be option 1a.</p> <p>I hope I have made clearly objecting to the proposed plans and that only acceptable option is 1A based on the current plans.</p>
Include files	
Number	Question 39
ID	LPIO8331
Full Name	JULIE GREEN
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 like any of the options, but my preferred option would be option 1A.
Include files	
Number	Question 39

ID	LPIO8338
Full Name	ANANTI SHAH
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	From the proposed plans we understand that the government requires Dacorum Borough Council to provide additional housing and from the suggested options we prefer option or proposal 1A: 602 houses per year and focusing sustainably on the 3 towns in the borough. The villages and green belts should be protected. After all towns are specifically built for a larger population.
Include files	
Number	Question 39
ID	LPIO8356
Full Name	AMRITA AHLUWALIA
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Having read the proposals made by the Dacorum Local Plan consultation, I am only in favour of Option 1A (603 houses per annum) not including Shendish Manor (site reference HH-h3.) as it meets the Government housing target, without building on Green Belt Land. In conclusion, I feel Option 1A is the best alternative as it would ensure that Green Belt surrounding Kings Langley would be retained and enhanced according to NPPF paragraph 81 ' Once Green Belts have been define, local planning authorities should plan positively to enhance the beneficial use of the Green Belt'
Include files	
Number	Question 39
ID	LPIO8464
Full Name	Mr Peter Shell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>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.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main " • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the

	<p>excessive growth in Berkhamsted proposed in this option does not do</p> <ul style="list-style-type: none"> Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO8505
Full Name	Mr Lawrence Sutton
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must</p>

be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the

	<p>rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO8515
Full Name	Mrs Sarah Rees
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, we request you accept this as confirmation that we wish DBC to duplicate BRAG’s responses under our name.

However, we would like to take this opportunity emphasize just a few of the most important points within that response.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives,

policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
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	who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
Include files	
Number	Question 39
ID	LPIO8523
Full Name	Spencer Holmes
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's</p>

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BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main ”
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<p>focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LP108584
Full Name	Helen & Stuart Brown
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 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>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p>

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "
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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to

	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO8601
Full Name	Sean Meikle
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'd like to voice my concerns about the proposed developments in Kings Langley and I'd like to put my support firmly with option 1A.</p> <p>I believe this option minimises development and will limit greenbelt development, providing additional homes in Hemel, Berkhamsted and Tring all towns more capable of coping with the additional population.</p> <p>Kings Langley is a village and does not have the infrastructure to cope with the additional numbers of homes that are being proposed - the plans are simply preposterous.</p> <p>In addition to the points above my concerns are:</p> <ul style="list-style-type: none"> - Lack of suitable infrastructure in Kings Langley - Loss of the village culture - Loss of wayside diary farm a valuable village amenity - Kings Langley station is already too busy and the trains are almost full. Additional houses will make this even worse. - Those who commute by car will face huge ques to local roads - Lack of school places - over subscription of local schools would lead to substandard education - Under resourced doctors surgery - The village will blend into Abbots Langley and Apsley resulting in a sprawling mass of houses and traffic <p>Please take on board my serious concerns and my vote for option 1A</p>
Include files	
Number	Question 39
ID	LPIO8603
Full Name	Roy Lopez
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 to express support for Option 1A (including Shendish)</p> <p>I am a resident of Kings Langley and have been for 20 years. I am also an architect and property developer I understand the need for new housing, however I am totally opposed to the use of green belt land for residential development when other options are available or have still to be explored. The government has stated that brownfield sites should be used for development in preference to green belt land and it is incumbent on local authorities to demonstrate that they have fully explored brownfield options, including co-ordination with other authorities to permit the decanting of some of their housing requirement into adjoining boroughs, I am aware that both Runnymede and St Albans Borough Councils had their Local Plans rejected by inspectors for failure to fully engage in this process, before resorting to the easy fix of drawing red lines around green belt land.</p> <p>Kings Langley still functions as a village in spite of being slowly strangled by the M25, A41 and the main west coast railway (albeit this last, together with the canal, is historic) new places for housing are not created by destroying existing settlements and any of the proposed sites in Kings Langley would destroy this village. The Shendish site development would coalesce Hemel Hempstead and Kings Langley so that Kings Langley would merely become a suburb of Hemel Hempstead. In planning terms it was always a goal that Hemel Hempstead and Kings Langley should not be linked in this way. Rectory Farm is an area of outstanding natural beauty and would also, if developed, point to a coalescing of Hemel Hempstead and Kings Langley. Rectory Farm is the entry to Kings Langley it says better than anything else 'I am leaving the suburbs and entering the countryside' In addition to being one of the few dairy farms left in Hertfordshire it ring fences Kings Langley from development towards Watford which would inevitably be the case should this farm be lost.</p> <p>Kings Langley is a historic village it should be preserved as such, it should not be destroyed by a careless culture of filling in every gap on the plan with development.</p>
Include files	
Number	Question 39
ID	LPIO8639
Full Name	Mr Peter Curtis
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	My preferred option is 1A for the council's local plan.
Include files	
Number	Question 39
ID	LPIO8644
Full Name	MR PAUL REES
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>However, if Dacorum believes that it does need to meet government demands for new housing, I believe it should adopt Option 1 (A).</p> <p>The distribution of any new housing should seek to concentrate development at Hemel Hempstead, Berkhamsted and Tring. As the largest town in the borough, Hemel Hempstead has greater potential to accommodate new growth.</p> <p>There should be growth at Berkhamsted and Tring, as they are secondary towns.</p> <p>Growth with large villages and elsewhere in the borough should be restricted, through the continued application of Green Belt and Rural Area policies.</p> <p>National planning policy is also clear that Green Belt boundaries should only be changed in exceptional circumstances.</p> <p>The protection of the Green Belt from inappropriate development is an important national and local principle.</p> <p>As mentioned previously, I believe that preferably Dacorum should push back on the Government's unrealistic and unsustainable demands for more housing.</p> <p>However, if Dacorum chooses not to push back it should adopt Option 1 (A) for the reasons set out above.</p>
Include files	
Number	Question 39
ID	LPIO8682
Full Name	MRS G RUSSELL
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No 1- No need to ruin Tring and Berkhamsted.
Include files	
Number	Question 39
ID	LPIO8690
Full Name	HELEN FITZGERALD
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 support for Option1A on the strategic housing options within Dacorum. If building is necessary it should only be confined to the towns and should not lead to villages being increased in size.</p> <p>My reasons are that I chose to live in Kings Langley as it was a village. I enjoyed that when you approached the village you came through green belt areas such as by the Wayside Farm and that when I went for a walk I had a short walk before I was in the countryside.</p> <p>The character of the village is why I chose to live here and to increase its size, allowing the village to join up with other areas will lose the current identity of the village and will lose its character. Village life should be exactly that. Any proposals to increase the size of the village would make it almost like a small town rather than a village and this should be opposed.</p> <p>The joining up of areas i.e. using up green areas for building will lose Kings Langley's character of a village atmosphere, green spaces close to the village centre, as sense of community which towns do not offer. This is the reasons why so many people live here and to change that character through the coalescence with other areas should be opposed and I object to any building in this area for that reason.</p>
Include files	
Number	Question 39
ID	LPIO8720
Full Name	JANE KISS
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 preference is Option 1A but not including Shendish (HH-h3). I consider that none of the proposed 4 Kings Langley sites are suitable.</p> <p>As a resident of Kings Langley the reasons for this preference are as follows.</p> <p>The infrastructure of KL village, notably the High Street and all roads leading in and out of the village are already regularly gridlocked particularly at the beginning and end of the school/working day. This weight of often standing traffic is causing air pollution around residential areas, the High Street and schools. This has worsened significantly over the past few years. It is worth mentioning that KL has seen a huge increase in dwellings and offices along the canal brownfield sites which I believe has taken us to saturation point on the roads and public transport.</p> <p>I feel strongly that any of the 4 proposed sites would lead to a huge loss of public countryside access and loss of areas of natural beauty and wildlife habitat.</p>
Include files	
Number	Question 39
ID	LPIO8745
Full Name	Mrs Pat Berkley
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/we request you accept this as confirmation that I/we wish DBC to duplicate BRAG's responses under my/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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have</p>

ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will

be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main ”

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LP108759
Full Name	richard durnford

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Whilst I consider that the overall proposed numbers for borough development are too high in any event, in terms of distribution I would favour option 1A providing that Shendish is correctly included in the Kings Langley Parish and not included in the Hemel Hempstead numbers.
Include files	
Number	Question 39
ID	LPIO8778
Full Name	gregory lee
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	

Number	Question 39
ID	LP108785
Full Name	Mr Lawrence Parnell
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 make the following comments in respect to your current consultation:</p> <ol style="list-style-type: none"> 1 The eastern administrative boundary of Dacorum BC, as it relates to Kings Langley, does not include a significant area to the east of this line which is within the Kings Langley catchment. The boundary between Dacorum and Three Rivers District Council is artificial and bears no relationship to the practical day to day lives of residents and commerce (both of which are substantial and significant in quantum) and their focus on Kings Langley, e.g. for usage of Kings Langley Station, access to Junction 20 of the M25, High Street services, Doctors surgery, etc. Allocation of housing demand and its associated needs, must take into consideration not only the demands of the existing true catchment but also the potential of this catchment area to contribute to the demand response. There are, for example, lands on either side of the M25, immediately north of Junction 20 and not within Green Belt but within Three Rivers DC, which ought to be included. However the Three Rivers Planning website – which includes a Kings Langley sub-section - is devoid of any suggestion that that Authority is required to meet demands similar to those being considered by Dacorum. <p>Thus, as currently proposed, any and each of the Options presented for Kings Langley, is based on an incorrect and unreasonable understanding of Kings Langley.</p> <ol style="list-style-type: none"> 1 The pressures on Kings Langley as it exists today are immense. Traffic congestion on the A4251 is a daily occurrence and at all times of the working day, including Saturdays. Parking for the High Street (including the dedicated car parks), and Kings Langley Station is at or close to capacity most of the time. Distributor roads off the A4251, e.g. towards Chipperfield, struggle to cope with existing demand. Kings Langley Junior and Senior schools are at capacity. <p>Kings Langley is struggling, even as it is today.</p>

	No Options should be considered without there first being a comprehensive study of the current demands and resources on daily life in Kings Langley, and a forward projection of these assuming the status quo. Only then can an effective Impact Assessment be made for significant development of the kind proposed in each Option, let alone justification for inclusion of Green Belt lands. Furthermore, such Impact Assessments must be accompanied by detailed explanation of changes to, and additional, infrastructure that will be required – Junction 20 layout, Kings Langley Station and the services it provides, the High Street, schools, health, roads and transport, local employment, green space, leisure, etc. Such Impact Assessments are essential and should be subject to public scrutiny prior to the adoption of any plans for development let alone those proposed in the Options.
Include files	
Number	Question 39
ID	LPIO8794
Full Name	Claire Monaghan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The local roads and infrastructure are unable to cope with any further development in the area, if you really must build then option 1 A would be the better outcome for Kings Langley.
Include files	
Number	Question 39
ID	LPIO8812
Full Name	DR JON REYNOLDS
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 comment on Dacorum's Local Plan Consultation and make clear my preferred option, which is Option 1A, but this does not include Shendish. My reasons are as follows:

	<ul style="list-style-type: none"> - Green belt land should be held as sacred and should be the very last option for development once all other options have been exhausted - Some of the other options involve building on farm land used my many for recreation, e.g. the popular walking and running route of the Hertfordshire Way, which passes across Wayside Farm - There any brownfield sites that could be used ahead of the green belt land - At peak times, traffic already queues from the M25 back into the village and so there is clearly not enough road capacity for the kind of development proposed in some of the other options - Some of the other options also propose building over land that forms part of a site of special interest – i.e the grounds of the historic Palace of Langley - I also note that the present government recently commented in the Autumn Statement of its desire to continue protection of Green Belt land
Include files	
Number	Question 39
ID	LPIO8813
Full Name	MR TOM CHARLESWORTH
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><u>Option 1A</u></p> <p>Of the three options put forward, which unfortunately do not include a 'nil' option, I prefer option 1A which would centre on the three main towns with no need to expand Kings Langley beyond its current boundary. While Shendish has been put forward as part of the proposed South Hemel Hempstead development, it is situated within the Kings Langley Parish Boundary and as such, is part of Kings Langley. Similarly, Kings Langley sites are included in Hemel Hempstead options when they should not be</p>
Include files	
Number	Question 39
ID	LPIO8840
Full Name	MR M TOGHER
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 essence, any further significant development in Kings Langley and the immediate surrounding area will have a catastrophic impact on the village.</p> <p>Indeed, I doubt very much whether Kings Langley could actually be classified as a village if the proposed plans are put into action.</p> <p>Having read the consultation document and reviewed the proposed plans, my chosen preferred option is Option 1A – Page 97.</p>
Include files	
Number	Question 39
ID	LPIO8848
Full Name	MR CHRISTOPHER PETTIT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I prefer option 1 (a & b)
Include files	
Number	Question 39
ID	LPIO8860
Full Name	MR DARYL RATTIGAN
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 people who live in any new houses built in Berkhamsted will not have jobs in Berkhamsted. The land price is high and the only way that it will economically be justifiable for a developer to build these houses is because they are priced to attract high earning London based employees. There is no market for another 1600 highly paid jobs in Berkhamsted, and if there was, I am sure existing commuters would seize them already. This will have the following effects:</p> <p>1 A) increased traffic and emissions in the town - the earmarked sites are all out of town locations (particularly the large scale development at site[]) and the new home owners will travel by car to the station, a journey which is already congested at peak times. It is a nonsense to expect that these</p>

	<p>people will cycle or walk 1.5 miles up steep hills in their City pinstripe suits and Oxford brogues or high heeled shoes, umbrella tucked under their arms. They will drive. And it is likely that these houses will be occupied by working couples with differing professional careers, meaning 4 additional car journeys for each new house.</p> <p>1 B) instead of creating a vibrant local community as envisaged by the consultation documents, it will create a soulless and congested dormitory town</p> <p>C) the new home owners will add to the travelling congestion on the existing train route. This is at a time when the imminent HS2 redevelopment of Euston will reduce the number of commuter services to Berkhamsted, thus increasing congestion further.</p>
Include files	
Number	Question 39
ID	LPIO8885
Full Name	mrs susan stier
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Q39-NO- This would represent massive over development of Berkhamsted
Include files	
Number	Question 39
ID	LPIO8895
Full Name	Gail Levy
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support Option 1A
Include files	
Number	Question 39
ID	LPIO8898
Full Name	Gail Levy
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I repeat, the only option that is acceptable to me is Option A
Include files	
Number	Question 39
ID	LPIO8910
Full Name	MR DAVID CHAPMAN
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Dacorum's local plan option 1A is the only possible approach I can support and surely is the best way forward to keep Kings Langley and Hemel Hempstead a nice place to live and allowing for the building of more house's in the area.
Include files	
Number	Question 39
ID	LPIO8925
Full Name	MR AIDAN MEIKLE
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 terms of the current local plan consultation I would like to put my support firmly with option 1A.</p> <p>I believe this option minimises development and will limit greenbelt development, furthermore it focuses on additional homes in Hemel Hempstead, Berkhamsted and Tring all towns that are far more capable of coping with the additional population.</p> <p>I have significant concerns about development in Kings Langley because Kings Langley is a village and does not have the infrastructure to cope with the huge additional numbers of homes that are being proposed. I believe it is preposterous that DBC think there is</p>

	<p>capacity to build almost 11,000 homes in Kings Langley. This is not manageable sustainable or sensible development.</p> <p>In addition to three pints above my concerns are centred around the below:</p> <ul style="list-style-type: none"> - Lack of suitable road network and infrastructure in Kings Langley Village - Loss of the village culture, ethos and way of life - Loss of wayside diary farm a valuable village amenity - kings Langley station is already overtly busy and rush hour extends from 06:12 - 9:30 meaning the trains are almost full. More houses will make this even worse and the car park cannot cope with more vehicles - Those who commute by car already face huge queues and additional housing will compound these journey times. Family life suffers as a result and people are more stressed and less happy - Lack of school places - over subscription of local schools would lead to substandard education for those who do you get places, or long journey times for those who don't. This will be compounded by the additional traffic in the village. - Under resourced doctors surgery - standards would fall and locks health, living standards and quality of life would suffer as a result. - The village will blend into Abbots Langley and Apsley resulting in a sprawling mass of houses and traffic <p>Please take on board my serious concerns and my vote for option 1A</p>
Include files	
Number	Question 39
ID	LPIO8926
Full Name	LAURA MEIKLE
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'd like to voice my significant concerns about the proposed housing developments in Kings Langley.</p> <p>In terms of the current local plan consultation I would like to put my support firmly with option 1A.</p>

I believe this option minimises development and will limit greenbelt development, furthermore it focuses on additional homes in Hemel Hempstead, Berkhamsted and Tring all towns that are far more capable of coping with the additional population.

I have significant concerns about development in Kings Langley because Kings Langley is a village and does not have the infrastructure to cope with the huge additional numbers of homes that are being proposed. I believe it is preposterous that DBC think there is capacity to build almost 11,000 homes in Kings Langley. This is not manageable sustainable or sensible development.

In addition to three pints above my concerns are centred around the below:

- Lack of suitable road network and infrastructure in Kings Langley Village
- Loss of the village culture, ethos and way of life
- Loss of wayside dairy farm a valuable village amenity
- Kings Langley station is already overtly busy and rush hour extends from 06:12 - 9:30 meaning the trains are almost full. More houses will make this even worse and the car park cannot cope with more vehicles
- Those who commute by car already face huge queues and additional housing will compound these journey times. Family life suffers as a result and people are more stressed and less happy
- Lack of school places - over subscription of local schools would lead to substandard education for those who do you get places, or long journey times for those who don't. This will be compounded by the additional traffic in the village.
- Under resourced doctors surgery - standards would fall and locks health, living standards and quality of life would suffer as a result.
- The village will blend into Abbots Langley and Apsley resulting in a sprawling mass of houses and traffic

Please take on board my serious concerns and my vote for option 1A

Include files	
Number	Question 39
ID	LPIO8930
Full Name	Ms Karen Harrison
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 am unclear as to why Shendish has been included in Hemel's proposed plans. This makes it very difficult for residents of Kings Langley, or other interested parties, to select which would be their preferred option. If you are to vote with the purpose of protecting Kings Langley from huge development by opting for Options 1A or 1B then you are in fact supporting the fate of Shendish, as this has been classed as part of the Hemel Hempstead plans. Likewise, voting for 1C calls for the outwards expansion of Kings Langley as one of the large villages mentioned. It appears as if Kings Langley has been deliberately placed in a no win situation.</p> <p>I am sure that there will have been many that have voted in favour of option 1A or 1B who are unaware of the implications that this will have on Kings Langley.</p>
Include files	
Number	Question 39
ID	LPIO8935
Full Name	MRS VALERIE LEE
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I forgot to say that if I had to choose one option, I would chose option 1A
Include files	
Number	Question 39
ID	LPIO8947
Full Name	Carol Gilbert
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In summary I would choose option 1A as the only one that does not involve developing the Green Belt
Include files	
Number	Question 39
ID	LPIO8967
Full Name	barney greenwood

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No – see Question 40 q40</p> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p>

	<p>Central Government's policy on Green Belt is clear: "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</p>
Include files	
Number	Question 39
ID	LPIO9046
Full Name	Mrs Susan Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p>Question 4 <i>Do you agree with the suggested vision for the Borough?</i></p> <p>No</p> <p>The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements</p> <p>Question 5 <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</i></p> <p>Yes</p> <p>Question 6 <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p>Yes</p> <p>Strongly agree – all options should be robustly measured against these objectives.</p> <p>Question 7 <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p>Yes</p>
Include files	

Number	Question 39
ID	LP109059
Full Name	David Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No</p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p>Question 4 <i>Do you agree with the suggested vision for the Borough?</i></p> <p>No</p> <p>The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements</p> <p>Question 5 <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</i></p> <p>Yes</p> <p>Question 6 <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p>Yes</p> <p>Strongly agree – all options should be robustly measured against these objectives.</p> <p>Question 7 <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p>Yes</p>
Include files	
Number	Question 39
ID	LP109078
Full Name	Laura Barnard
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 prefer option 1A.
Include files	
Number	Question 39
ID	LPIO9104
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 39
ID	LPIO9114
Full Name	Antonio Afonso
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My preference would be to have (Option 1A excluding Shendish) to preserve the Kings Langley all the residents know and love.
Include files	
Number	Question 39
ID	LPIO9120
Full Name	Claire Jones
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Therefore I support option 1A which involve no Green Belt releases at Kings Langley
Include files	
Number	Question 39

ID	LPIO9171
Full Name	S Langley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
Include files	
Number	Question 39

ID	LPIO9180
Full Name	Jacqueline Walsh
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 support option 1a. I strongly believe that the other options severely threaten the character, sustainability and threaten the character of our village.</p> <p>I chose to live in a village and the remaining options will I believe mean Kings Langley will simply join with Hemel Hempstead/Watford. The resultant increase in traffic, will change the environment we live in. The roads are already unable to cope during busy times of the day. Adding to this will cause chaos in the village.</p> <p>Our schools are already oversubscribed and our Doctors are working to capacity.</p> <p>Most importantly our village will no longer be a village. The character will be totally lost, the history of Kings Langley, it s identity will no longer exist when village boundaries are extended and effectually lost.</p> <p>The social, caring feel where people know and look after each other will be lost forever.</p> <p>The loss of green belt can never be remedied, whilst I accept new homes are needed, I strongly believe building on green belt is never the answer.</p>
Include files	
Number	Question 39
ID	LPIO9215
Full Name	Mr B Neal & Miss C Todd
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 accept this email as our formal objection to the development of 4 Green Belt sites within Kings Langley which includes Shendish located on the borders of Kings Langley.</p> <p>We wish to object and our preferred option would be Option 1A with the best outcome for Kings Langley.</p> <p>All 4 sites would cause severe congestion to the village of Kings Langley. Kings Langley has become very much congested with general traffic at the current time and by introducing developments to the village would see serious complications with traffic flow. One accident on the A41 can stop any traffic flow through Kings Langley</p>

with cars diverted through the village, this has a knock on effect into Apsley and through to the main Hemel Hempstead junction of the A41 connecting with the town centre (funny roundabout).

The four sites have not been considered carefully within Dacorum Borough Council planning. Access to all the four sites do not have sufficient road infrastructure networks.

The development at Shendish would see the merge of Kings Langley with Hemel Hempstead something which in our experience is one of the key factors of avoidance within planning and the environment.

The introduction of hundreds of houses to the area would generate the need to provide schooling of both primary and secondary school level. Both the Kings Langley Primary and Secondary Schools are well over subscribed which would just add to the problem and have a knock on effect to vehicle movement within the area with families trying to drive to nearby schools which would also be oversubscribed.

We fail to understand why local brownfield sites within the local towns have not been developed first before any encroachment into the green belt. There are many sites within the Dacorum borough which would be more than sufficient for residential redevelopment. Dacorum Borough Council should look to work with the land owners and help provide redevelopment advice, this then would provide more housing stock through housing associations and also generate the Community Infrastructure Levy and Council Tax income for Dacorum Borough Council. There are many sites which would benefit from residential development for example, the derelict buildings of The former Hemel Hempstead Hospital, offices to the rear of HH town centre which have been vacant for some years, former Dacorum Council office site, former HH market site and adjacent derelict pub, former Dacorum college etc etc. All these sites have very good transportation links and access to main roads which would provide a large quantity of housing placed upon the local council by the government.

One of the sites in Kings Langley namely Wayside Farm sees the abolishment of a working dairy farm which this country as a whole sees an ever increasing decline. The proposal to develop this site in particular gives no regard to the loss of a families livelihood which has been farming for many years through generations. This family cannot simply relocate like moving any other business, farms are very hard to come by with most ceasing to farm the land and the buildings being used for alternate uses and residential conversion. Wayside farm provides food and milk products to many local residents and thousands of people by way of the milk produced and collected by Arla, one of the largest dairy organisations in the country.

We urge Dacorum Borough Council to consider ALL BROWNFIELD SITES this would meet the current demand for housing and future housing targets.

We also hope you take this objection and the many other objections by local residents seriously.

	Thank you for taking the time to hear our views.
Include files	
Number	Question 39
ID	LPIO9217
Full Name	Mary Jane Sheldon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	option 1A Yes
Include files	
Number	Question 39
ID	LPIO9227
Full Name	CLAIRE CARPENTIER
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This email is to register my objection to the whole, badly thought out plan. Kings Langley does not have the infrastructure (come have a look at 8.30am NOW) We need more homes but some manageable roads, schools, doctors first please!! 1A in the proposal would be the lesser of the evils BUT REALLY?????
Include files	
Number	Question 39
ID	LPIO9232
Full Name	Ann Martin
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 connection with: ISSUES AND OPTIONS CONSULTATIONS LOCAL PLAN TO 2036 Having read numerous documents and papers over recent weeks since the presentation at the Kings Langley

	Cricket Club I have concluded that the only option I can support is Option 1 A which indicates building on Brownfield sites. However there does not seem to be any detailed consideration given to the many such sites around the Borough other than the before the plans to build on valuable Greenbelt land on all four sides of Kings Langley.
Include files	
Number	Question 39
ID	LPIO9245
Full Name	Mr Simon Pilling
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 completely opposed to the massive expansion to Kings Langley and choose option 1A to permit a level of houses that the existing infrastructure will be able to cope with and avoiding building on green belt land
Include files	
Number	Question 39
ID	LPIO9252
Full Name	Ben Amphlett
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Having considered all options I can only support Option 1A as this is the only one that will preserve the identity of the village and prevent high earners who want to preserve the nature of our village and the local environment from moving away from the area.
Include files	
Number	Question 39
ID	LPIO9261
Full Name	Martin Pearson-Wiggs
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In terms of Dacorum's local Plan consultation for which I submit Option 1A this does not include any of the sites in Kings Langley (And this doesn't include Shendish) site reference number HH-h3. It minimises development and does not necessarily involve building on green Belt land whilst meeting the current Government house-building target of 603 houses per annum.
Include files	
Number	Question 39
ID	LPIO9263
Full Name	Mr Daniel O'Connor
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 formally respond to the Dacorum Local Plan by advising Option 1A is the most suitable option for development in and around Kings Langley.
Include files	
Number	Question 39
ID	LPIO9265
Full Name	Kalpana Patel
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Kings Langley has a character of its own like other villages in Hertfordshire. Building on Green Belt land would have a negative impact on its character.</p> <p>My reasons for opposing building on Green Belt areas around Kings Langley are:</p> <ul style="list-style-type: none"> -the neighbouring villages would merge - village identity would be lost - loss of countryside -closure of Wayside Farm(one of two dairy farms in the village) <p>Wayside Farm provides a valuable service to the village with the farm shop.</p> <p>I recognise that houses need to be built – and this has happened in Kings Langley with the Ovaltine estate and the development alongside Red Lion Lane on the old Sappi Graphics site. I believe this is the way forward</p>

	<p>and Option 1 A should be pursued “Focusing sustainably on the 3 towns in the borough”.</p> <p>Brown sites should be where building takes place.</p> <p>As far as building offices is concerned, there is office space in the borough which has not been taken up, so there certainly isn't a need for any more.</p>
Include files	
Number	Question 39
ID	LP109266
Full Name	NICKY SPIERS
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Yes – but this does not include the Shendish (HH-h3) site which has been incorrectly classified as Hemel Hempstead</p> <p>I choose this option because it can protect Kings Langley and the other 'large villages' whilst delivering a substantial level of housing growth over the plan period. I am particularly concerned that Kings Langley is not subjected to unsustainable growth. If this was the case, the village would lose it's essential character, it's coherence as a community and it's visual amenity. Additionally, any significant level of development would involve the village expanding and coalescing with Watford to the south and with Hemel Hempstead to the north. The whole purpose of the Green Belt is to avoid this. Finally, any significant increase in either housing or commercial development will aggravate the existing burden on a number of important roads which already come to a standstill at peak times. Apart from traffic which accesses the A41 near Apsley, all traffic heading for the M25, Kings Langley Rail Station or Watford is funneled through Kings Langley. To add a further significant number of vehicles to Kings Langley High Street (already gridlocked at peak times) will further aggravate congestion thereon and increase the dangerous traffic on feeder roads and “back doubles”. Furthermore a significant increase of traffic coming along the A4251 will increase traffic loads on Junction 20 of the M25 (which is already heavily congested largely because of those commuting down the A41 from areas around Aylesbury, with lengthy queues of up to a mile at peak times being common). I accept that undertakings have been made that will see “infrastructure” being developed to cater for increased traffic loads but past experience does not suggest it will be delivered (we are already experiencing unacceptable delays through Kings Langley). I also fail to see how any roads can be built that can solve the problem given the shape of the village and the inability to address existing transport and related safety issues, such as the Vicarage Lane problem</p>

(narrow lane, cars parked on one side, not enough room for two cars to pass). This would be a significant issue, if for example, the Hill Farm development were to go ahead.

Of course, infrastructure must also include rail transport and trains passing through Kings Langley Station have been packed for a number of years now without any solution being offered. The car park is similarly overcrowded. I have little confidence in a solution being offered which will satisfy existing needs let alone those occasioned by any significant increase in the suggested planned housing expansions. Other social infrastructure elements (schools and doctors surgeries in particular) would also be put under intolerable pressures given that they are overworked already.

Transport infrastructure and linked assessments should be completed before proposed areas for development are published and should be available for public comment as part of this process, not later once areas are finalised.

I note also that there are plans to increase business space (particularly at the expense of Wayside Farm). It makes no sense to me when there are a substantial number of commercial premises lying empty. It should also be borne in mind that Wayside Farm is one of the last Jersey herds in Hertfordshire – it's loss would be a significant blow to our heritage and any development thereon removes a productive use of green belt land which seems contrary to common sense. Frankly, if the suggested use of this land is to be for warehousing development (and large warehousing at that) then it is completely misguided. Large warehouses need first class access to major road arteries (like the M1). The footprint available at Wayside Farm will neither be sufficiently large or attractive for such developments, nor will they produce many local jobs – warehousing today is automated and largely labour free.

I would refer to the Core Strategy Policy CS1 Distribution of Development in which is stated:

The market towns and large villages will accommodate new development for housing, employment and other uses, provided that it:

- 1 a) is of a scale commensurate with the size of the settlement and the range of local services and facilities;
- 2 b) helps maintain the vitality and viability of the settlement and the surrounding countryside;
- 3 c) causes no damage to the existing character of the settlement or its adjoining countryside; and
- 4 d) is compatible with policies protecting the Green Belt and Rural Area.

It continues:

The rural character of the borough will be conserved. Development that supports the vitality and viability of local communities, causes no damage to the existing character of a village and/or surrounding area and is compatible with policies

	<p>protecting and enhancing the Green Belt, Rural Area and Chilterns Area of Outstanding Natural Beauty will be supported.</p> <p>Clause 8.24 goes on to say:</p> <p>The key role of the countryside on the edge of the towns and large villages is summarised below:</p> <p>Kings Langley – to help protect the character of the village, prevent coalescence with Hemel Hempstead and stop the village from becoming an outer suburb of Watford.</p> <p>In summary therefore, I have always understood that there needs to be exceptional circumstances if development is to be permitted on the green belt.</p> <p>I have seen no case being made for such circumstances in this consultation.</p>
Include files	
Number	Question 39
ID	LP109267
Full Name	PAUL KISS
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 preference is for no significant further development but if I must choose - option 1A excluding Shendish (HH-h3).</p> <p>In the last 15 years we have seen hundreds of units constructed in the brown belt zones between the Ovaltine building and the flats in Apsley. This has significantly increased the population from the circa 5000 in 2011 to a figure that will if proposed developments go ahead will nearly double the population, which means circa twice the number of cars. My objection is that the current road infrastructure is struggling to handle the recent population growth. A gridlocked village is now common and unwelcome experience around school drop off/pick up times as well as the normal commuter rush periods. Worryingly this already is causing aggression, pollution and a change of our village feel. The current road infrastructure will not cope with additional traffic and as a civil engineer myself am struggling to see how this can be improved without demolishing existing commercial or residential buildings.</p>
Include files	
Number	Question 39
ID	LP109270
Full Name	Mr Alan 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>Yes – but this does not include the Shendish (HH-h3) site which has been incorrectly classified as Hemel Hempstead</p> <p>I choose this option because it can protect Kings Langley and the other 'large villages' whilst delivering a substantial level of housing growth over the plan period. I am particularly concerned that Kings Langley is not subjected to unsustainable growth. If this was the case, the village would lose it's essential character, it's coherence as a community and it's visual amenity. Additionally, any significant level of development would involve the village expanding and coalescing with Watford to the south and with Hemel Hempstead to the north. The whole purpose of the Green Belt is to avoid this. Finally, any significant increase in either housing or commercial development will aggravate the existing burden on a number of important roads which already come to a standstill at peak times. Apart from traffic which accesses the A41 near Apsley, all traffic heading for the M25, Kings Langley Rail Station or Watford is funnelled through Kings Langley. To add a further significant number of vehicles to Kings Langley High Street (already gridlocked at peak times) will further aggravate congestion thereon and increase the dangerous traffic on feeder roads and "back doubles". Furthermore a significant increase of traffic coming along the A4251 will increase traffic loads on Junction 20 of the M25 (which is already heavily congested largely because of those commuting down the A41 from areas around Aylesbury, with lengthy queues of up to a mile at peak times being common). I accept that undertakings have been made that will see "infrastructure" being developed to cater for increased traffic loads but past experience does not suggest it will be delivered (we are already experiencing unacceptable delays through Kings Langley). I also fail to see how any roads can be built that can solve the problem given the shape of the village and the inability to address existing transport and related safety issues, such as the Vicarage Lane problem (narrow lane, cars parked on one side, not enough room for two cars to pass). This would be a significant issue, if for example, the Hill Farm development were to go ahead</p> <p>Of course, infrastructure must also include rail transport and trains passing through Kings Langley Station have been packed for a number of years now without any solution being offered. The car park is similarly overcrowded. I have little confidence in a solution being offered which will satisfy existing needs let alone those occasioned by any significant increase in the suggested planned housing expansions. Other social infrastructure elements (schools and doctors surgeries in particular) would also be put under intolerable pressures given that they are overworked already.</p>

Transport infrastructure and linked assessments should be completed **before** proposed areas for development are published and should be available for public comment as part of this process, not later once areas are finalised.

I note also that there are plans to increase business space (particularly at the expense of Wayside Farm). It makes no sense to me when there are a substantial number of commercial premises lying empty. It should also be borne in mind that Wayside Farm is one of the last Jersey herds in Hertfordshire – it's loss would be a significant blow to our heritage and any development thereon removes a **productive** use of green belt land which seems contrary to common sense. Frankly, if the suggested use of this land is to be for warehousing development (and large warehousing at that) then it is completely misguided. Large warehouses need first class access to major road arteries (like the M1). The footprint available at Wayside Farm will neither be sufficiently large or attractive for such developments, nor will they produce many local jobs – warehousing today is automated and largely labour free.

I would refer to the Core Strategy Policy CS1 *Distribution of Development* in which is stated:

The market towns and **large villages** will accommodate new development for housing, employment and other uses, provided that it:

- 1 a) is of a scale commensurate with the size of the settlement and the range of local services and facilities;
- 2 b) helps maintain the vitality and viability of the settlement and the surrounding countryside;
- 3 c) causes no damage to the existing character of the settlement or its adjoining countryside; and
- 4 d) is compatible with policies protecting the Green Belt and Rural Area.

It continues:

The rural character of the borough will be conserved. Development that supports the vitality and viability of local communities, causes no damage to the existing character of a village and/or surrounding area and is compatible with policies protecting and enhancing the Green Belt, Rural Area and Chilterns Area of Outstanding Natural Beauty will be supported.

Clause 8.24 goes on to say:

The key role of the countryside on the edge of the towns and large villages is summarised below:

Kings Langley – to help protect the character of the village, prevent coalescence with Hemel Hempstead and stop the village from becoming an outer suburb of Watford.

In summary therefore, I have always understood that there needs to be exceptional circumstances if development is to be permitted on the green belt.

	I have seen no case being made for such circumstances in this consultation.
Include files	
Number	Question 39
ID	LPIO9295
Full Name	RICHARD DURNFORD
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Whilst I consider that the overall proposed numbers for borough development are too high in any event, in terms of distribution I would favour option 1A providing that Shendish is correctly included in the Kings Langley Parish and not included in the Hemel Hempstead numbers
Include files	
Number	Question 39
ID	LPIO9297
Full Name	REBECCA YOUNG
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My preferred option would be Option 1A in the local plan
Include files	
Number	Question 39
ID	LPIO9300
Full Name	rebecca MacRae
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 contacting you to implore you to choose option 1a in your strategic plan. As a resident of Kings Langley I was honestly devastated to be informed of the plans of extensive development. I was also extremely confused.

	<p>I do not deny that housing is needed, but we have other obligations too.</p> <p>Do we not need to protect the greenland and green belt? Do we not have a duty to protect the environment and wildlife of our local area in a world where global warming and extinction of species are identified as massive issues in our lives?</p> <p>There are so many questions that are brought up with the other options in the plan. Why do we need offices in Kings Langley when the ones we have aren't fully occupied? Why does the government not want to support Wayside farm when it brings joy and raw milk to the local communities?</p> <p>The sustainability of such an increase in housing is perhaps the largest question. The roads are not suitable for such and increase in people, nor is the public transport. The trains are already full at rush hour. It should be noted that trains come so regularly in other places for a reason, and our trains do not. We don't have enough public services either, we don't even have a hospital.</p> <p>Perhaps the biggest issue for myself is the ethos of the village being lost. It being merged with the surrounding areas and loosing the atmosphere and beautiful views. I recently moved from Ruislip, where developments happened recently. This only led to extremely high rents, overcrowding on transport, litter on the streets, standstill traffic and many established families leaving. Myself included.</p> <p>Please, build the housing that is required of you but not on the green land or farms. We have an obligation to protect them. And please, consider the sustainability and ethos of the villages in your planning.</p>
Include files	
Number	Question 39
ID	LP109301
Full Name	CHRISTINE LEEK
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 preferred Option is 1 A – Based on the Government's draft figure for new house building each year in Dacorum, i.e. 603 houses. A – which would only require building around Hemel Hempstead, Berkhamsted and Tring.</p> <p>These developments outside Kings Langley may create housing, but in the long term is going to lead to an unplanned expansion of our village.</p> <p>These developments affect the local community as a whole. As is evidenced by the numbers attending the</p>

	<p>Extraordinary Meeting of the Parish of Kings Langley on Tues. 14th Nov 2017</p> <p>I am sure the council will have carried out an Environmental Impact Assessment and a Transport Impact Assessment ?</p> <p>I have witnessed three accidents at the crossroads, in the High Street, the pollution is already dreadful. Traffic in the High Street is frequently at a stand still. This road is the gateway to the M25 and the A 41. Since the new developments in Apsley, this has become far worse, the High Street is saturated, it cannot cope with any more traffic. Parking is now impossible in Kings Langley, cars are parking on pavements. Waterside which runs parallel with the High Street has become a 'rat run'. Cars are parked on both sides of the road, necessitating vehicles to back up, as there are no passing places.</p> <p>Our strong village ethos and our heritage are fundamental to us. We are a close knit community and we are planning to fight this in numbers.</p> <p>This would be a poor decision, which could set a precedent for a pattern of development, that is not sustainable.</p>
Include files	
Number	Question 39
ID	LP109314
Full Name	Mary Jane Sheldon
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 choose option 1A.</p> <p>My concerns are:</p> <ol style="list-style-type: none"> 1 A) There would not be enough doctors surgeries and schools. 2 B) We would lose the areas separating Kings Langley from neighbouring villages that give recreational spaces of beauty where families can enjoy exercise and the countryside. This gives many health benefits at present which would be lost. <p>C) Getting to hospital could be made more difficult, and lives could be lost, from new babies, pregnant mothers, middle aged people some of whom are parents, to the elderly.</p>

	<p>1 D) The traffic is already too much for the roads to carry at certain times.</p> <p>1 E) Kings Langley village would no longer be a village. What village life is like at present needs to be considered and protected. The monthly market, the churches, the Doctor's Surgeries, the schools, the dance, fitness, Pilates, yoga classes, community choir, High street parties including the turning on of Christmas lights and festivals on the common.</p> <p>1 F) Wayside Farm would be lost, which is an important part of the character of the village with its farm shop.</p> <p>I choose to live in Kings Langley because of the surrounding countryside. It has a unique character and should not just become a suburb of Hemel or Watford.</p> <p>Please be very careful when making irreversible decisions that affect peoples quality of life.</p>
Include files	
Number	Question 39
ID	LPIO9327
Full Name	DEBORAH NOONE
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is the only option for the least number of properties to be built not using Green Belt and also retains the individuality of Kings Langley and Shendish. It also avoids coalescence with Hemel Hempstead and preserve and protects the location of Shendish.
Include files	
Number	Question 39
ID	LPIO9329
Full Name	SOPHIE FLOOD
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	Therefore I feel that the only option to go ahead with is Option 1A and this will meet the target of 603 houses per annum.
Include files	
Number	Question 39
ID	LPIO9383
Full Name	Mr Brian Connor
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	For the above reasons, of the available options, Option 1a would appear the most appropriate, and the one I would therefore support
Include files	
Number	Question 39
ID	LPIO9388
Full Name	Jo Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My choice would be 1a if I had to choose.
Include files	
Number	Question 39
ID	LPIO9408
Full Name	Joanna Kedgley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I attended a local meeting with regard to proposed development sites in and around this area and the only plan that I can see viable is your option 1A This would have the least impact. My reasons for this are stated below...

	If you decide to go ahead with Plan 1A the areas that this would involve would have much better infrastructure in place already and would not involve the use of Green belt land. These proposed areas are already towns and not small individual villages.
Include files	
Number	Question 39
ID	LPIO9418
Full Name	Mr Gary Poust
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Looking at other people's responses within the portal, it appeared that NIMBYism (Not In My Back Yard) was comprehensibly widespread e.g. Kings Langley residents supporting proposals for new-builds around Berkhamsted, Hemel Hempstead and Tring . . . or Hemel Hempstead taking the whole hit and vice versa. I appreciate that Dacorum Borough Council have targets to achieve with regards to building new homes to accommodate an ever increasing population. Residents can protest, scream and shout, but new-builds will inevitably happen
Include files	
Number	Question 39
ID	LPIO9434
Full Name	Mrs Kristina Neville
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 nominate Option 1A EXCLUDING SHENDISH REF HH-h3. Please protect our Green Belt. I am so concerned that England will become one big urban sprawl. Please ask for a recalculation of houses needed, we deserve to know who the houses are all for? I know we are an ageing population but the numbers are extreme. We must protect the Green Belt and utilise Brownfield sites first. We can use the government's new right which allows commercial buildings to be demolished and replaced with housing. Has Dacorum fully explored such sites before proposing to destroy Green Belt?
Include files	
Number	Question 39

ID	LPIO9435
Full Name	Phillip GALLAGHER
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If we had to vote on a preferred option then it would be 1A, but this should not include Shendish which we consider within the Kings Langley boundary.
Include files	
Number	Question 39
ID	LPIO9436
Full Name	NEIL HICKEY
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Having looked in detail at all of your proposals for new housing, I am strongly in favour of Option 1A only.
Include files	
Number	Question 39
ID	LPIO9447
Full Name	ADAM MORE
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My preferred option is 1A
Include files	
Number	Question 39
ID	LPIO9450
Full Name	Mrs Maria Andrews
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Of the Options given, I think Option 1A is the most viable
Include files	
Number	Question 39
ID	LPIO9461
Full Name	SARAH & FRANCIS GALL
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If your council has any moral fibre and think local sustainability is worth anything at all please at least go for 1a choice. Let the green space provide fresh air and produce which we all know is good for the health of all
Include files	
Number	Question 39
ID	LPIO9462
Full Name	James Gallagher
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If we had to vote on a preferred option then it would be 1A, but this should not include Shendish which we consider within the Kings Langley boundary.
Include files	
Number	Question 39
ID	LPIO9463
Full Name	Elizabeth Gallagher
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If we had to vote on a preferred option then it would be 1A, but this should not include Shendish which we consider within the Kings Langley boundary.

Include files	
Number	Question 39
ID	LPIO9464
Full Name	Katherine Gallagher
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If we had to vote on a preferred option then it would be 1A, but this should not include Shendish which we consider within the Kings Langley boundary.
Include files	
Number	Question 39
ID	LPIO9465
Full Name	Joseph Gallagher
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If we had to vote on a preferred option then it would be 1A, but this should not include Shendish which we consider within the Kings Langley boundary.
Include files	
Number	Question 39
ID	LPIO9467
Full Name	Mrs Sheila Lawrence
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My option for planning is 1A ,assuming Shendish is zoned within Kings Langley.
Include files	
Number	Question 39
ID	LPIO9483
Full Name	Francesca O'Brien

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If something has to go ahead then I would reluctantly support option 1A, not including Shendish
Include files	
Number	Question 39
ID	LPIO9484
Full Name	Paul Savin
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 opt for option 1a, basically for the following reasons</p> <p>The alternative options would threaten the sustainability and the character of the village .</p> <p>I chose to live in a village moving away from a town because I enjoy the outdoors, walking in the countryside and the lifestyle which goes with it.</p> <p>The remaining options will, I believe blur the boundaries with Hemel Hempstead and /or Watford. The character of the village will be changed completely. The increase in the number of houses will result in an unacceptable increase in traffic going through the village which is already a problem.</p> <p>Kings Langley Schools are already oversubscribed.</p> <p>Our Doctors surgeries are already working to capacity.</p> <p>The character of Kings Langley will change totally, its history and identity will be lost and when boundaries are changed it will be effectively lost.</p> <p>A village is a community where people know and care for each other as a community. This will no longer be possible if the population and size of the village increases in the ways proposed.</p> <p>I accept there is a need for more housing but believe there are other options which should be explored.</p> <p>Most importantly, building on green belt cannot be the answer, the loss of green belt can never be remedied and it would be lost forever.</p>
Include files	
Number	Question 39
ID	LPIO9531

Full Name	Mark Coxill
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Of the plans proposed I would appeal that Option 1a is chosen. This would contribute to the housing requirements whilst maintaining the village (Kings Langley) for future generations.
Include files	
Number	Question 39
ID	LPIO9545
Full Name	Jackie Burwell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If building is necessary, I would prefer Options 1A which should not include Shendish, and which goes some way towards preserving the character of this area.
Include files	
Number	Question 39
ID	LPIO9553
Full Name	Catherine Lewis
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My preference going forward of the proposals would be option 1a.
Include files	
Number	Question 39
ID	LPIO9562
Full Name	M SHELDON
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Please choose option 1A.
Include files	
Number	Question 39
ID	LPIO9597
Full Name	Ben Baruch
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support option 1A instead.
Include files	
Number	Question 39
ID	LPIO9610
Full Name	Miss Hannah Turner
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 think it's fair to have to pick an option however upon being forced I would select option 1A.
Include files	
Number	Question 39
ID	LPIO9615
Full Name	Mrs Lucy McRae
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	1A is my preferred option as it focuses the larger housing developments into existing larger towns which already have good infrastructures for larger populations.
Include files	

Number	Question 39
ID	LPIO9631
Full Name	Eric Martin
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 not convinced of the need to build at the higher rates contained in options 2 and 3 and I also feel that the need for building is not sufficiently exceptional to justify the loss of Green Belt land.</p> <p>I therefore support option 1A within the document, with the focus on building on Brownfield sites.</p>
Include files	
Number	Question 39
ID	LPIO9632
Full Name	Eric Martin
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 said this, I would like to comment that as a resident of Kings Langley I am appalled at the widespread loss of local Green Belt land which this document contains. The four areas in question are integral to giving King Langley it's essentially village character and they provide amenity and recreation for residents and visitors, particularly children. The proposed developments would also result in further extensions of the built-up areas of the village, to the north and the south, further reducing the separation of the village from its relatively metropolitan neighbours. I believe 'coalescence' is the term used to describe this.</p> <p>The document contains proposals for the building of homes which would result in the population of the village being almost doubled. This has to be viewed in the context of a local road system which today, cannot cope with traffic flows at business commuting and school commuting peak times. I see no plans to deal with this issue in the document other than a statement that the position will be assessed.</p>
Include files	
Number	Question 39
ID	LPIO9636

Full Name	MR JAG HIR
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is our preferred option for delivering the growth needs of the Borough.
Include files	
Number	Question 39
ID	LPIO9645
Full Name	LEIGH KARAVAIS
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If we have to accept one of the options I would say that option 1a is the only one that would be viable for this village and will not mean that the village loses its identity.
Include files	
Number	Question 39
ID	LPIO9653
Full Name	CHARLOTTE STORER
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Therefore I feel that the only decent option to the proposed building is Option 1A of the propositions in the Core Strategy Document that was shown to us at the recent meeting.
Include files	
Number	Question 39
ID	LPIO9662
Full Name	EMMA MARSHALL
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I understand that housing levels are critical and new housing is needed within the borough therefore I would back the option 1A of expanding already existing towns (Hemel/Berkhamsted and Tring) and preserving the intermediate villages which provide a much welcome local country feel to the surrounding towns. The proposals would do nothing but create a much wider merging of towns and will have repercussions for existing residents and their families. There needs to be a more sensible and well thought plan with a respect to green belt areas and the benefits they bring to the borough as a whole.
Include files	
Number	Question 39
ID	LPIO9668
Full Name	RUTH ISBELL
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 carefully considered the proposed housing development plans. Option 1A is the only reasonable and meaningful one in my opinion. Once again, Option 1A is the only reasonable and responsible choice to make. this is my clear opinion
Include files	
Number	Question 39
ID	LPIO9669
Full Name	CHRISTINE TRYBUS
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 object to the scale of some of the new developments proposed for Kings Langley. I would vote in favour of option 1A in the proposed options.
Include files	
Number	Question 39

ID	LPIO9742
Full Name	Emilia Knights
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I strongly support Kings Langley Resident Association in its preferred option 1A
Include files	
Number	Question 39
ID	LPIO9744
Full Name	Richard Knights
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I strongly support Kings Langley resident association in its preferred option 1A
Include files	
Number	Question 39
ID	LPIO9784
Full Name	Aly MacLean
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, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have</p>

ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.

- This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main town.”
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files

Number	Question 39
ID	LP109832
Full Name	Mr Paul Wardle
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, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town." <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and</p>

countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO9858
Full Name	LINDSAY ANSELL
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In light of my comments above, I feel that option 1A would be the best of a bad bunch, but that development of the Shendish site (HH-h3) is not an idea I support on any level.
Include files	
Number	Question 39
ID	LPIO9860
Full Name	CR & LD JENNINGS

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Bovingdon Airfield fills the bill.
Include files	
Number	Question 39
ID	LPIO9869
Full Name	STEVE BENNETT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If I had to propose an option to DBC, it would be option 1A. Keeping development away from Kings Langley and towards larger outplaying brown field sites around the outskirts of Hemel.
Include files	
Number	Question 39
ID	LPIO9871
Full Name	CLARE DARBY
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 Option 1A is preferable out of those available.
Include files	
Number	Question 39
ID	LPIO9874
Full Name	Lisa Bennett
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	> If I had to propose an option to DBC, it would be option 1A. Keeping development away from Kings Langley and towards larger outplaying brown field sites around the outskirts of Hemel.
Include files	
Number	Question 39
ID	LPIO9885
Full Name	NEIL ASHLEY
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 resident of Kings Langley. I support Option 1A because developing the three towns is the best way to:</p> <ul style="list-style-type: none"> • use brownfield land • protect the green belt • prevent the coalescence of the village with Hemel Hempstead and Watford • protect the character of the village • prevent transport chaos with gridlock from J20 of M25 into Kings Langley High Street <p>Once the character of a village is lost, it's gone forever. Option 1A is the only option that gives Kings Langley a chance of survival as a village community</p>
Include files	
Number	Question 39
ID	LPIO9909
Full Name	REBECCA STERLING
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I think that the only option to develop and build more housing should be Option 1A. Therefore it would be much better to focus on building around towns and on existing brownfield sites as per Option 1A.
Include files	
Number	Question 39
ID	LPIO9920
Full Name	N K Hopes
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	my options are 1A and 2B.
Include files	
Number	Question 39
ID	LPIO9927
Full Name	Mr Richard Sidwell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	After driving around the various areas under consideration in Dacorum, it seems the best option of future development under your consultation are on the expansive brownfield sites in the larger towns and would recommend Option 1A moving forward.
Include files	

Number	Question 39
ID	LPIO9944
Full Name	Karen Bruce
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A minimises development and hopefully will not involve building on Green Belt and this is the option I would choose
Include files	
Number	Question 39
ID	LPIO9952
Full Name	IMMY PANDOR
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	would like to register my view that Option 1A would be the right outcome of the captioned proposed development consultation.
Include files	
Number	Question 39
ID	LPIO9957
Full Name	JAMES BURWELL
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I feel strongly that Brownfield sites should be used before Green Belt land, and building developments in Hertfordshire should be restricted to areas where there is the space and access to make them viable within existing communities. This is not the case in Kings Langley or Shendish. If building is necessary, I would prefer Options 1A or 1C which would not include building on land at Shendish, prioritising the preservation of the Green Belt land we value so highly
Include files	

Number	Question 39
ID	LPIO10007
Full Name	mr Kevin 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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change</p>

Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main town.”
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate

	<p>than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO10055
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted</p>

have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main Town."
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical

appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO10069
Full Name	John Bailey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>My wife and I the undersigned object to the proposed development on the Green Belt in around Kings Langley including Shendish - especially Options IA in the DBC's consultation document.</p> <p>We consider the road from Junction 20 intersection of the M25 through Kings Langley High Street to Hemel Hempstead extremely congested, at peak times road traffic is so heavy it is impossible to drive out easily from our home in Regent Close, via The Nap or Rectory Lane.</p> <p>Further development means:</p> <ul style="list-style-type: none"> Over-subscribed schools Over-worked local GP services The inevitable blurring of village boundaries The loss of village social / historic character
Include files	
Number	Question 39
ID	LPIO10124
Full Name	Melanie 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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick</p>

up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO10172
Full Name	Natalie Crane
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main"
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do

	<ul style="list-style-type: none"> Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO10184
Full Name	Natalie Crane
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> <p>The other options are not sustainable and I do not believe that these developer led initiatives, will provide the much needed affordable housing that the South East so desperately requires.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and

therefore more weight should be attached to securing sustainable growth in the Borough's main "

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO10229
Full Name	Mr Tim Beeby
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main"
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in

	<p>Berkhamsted proposed in this option does not do</p> <ul style="list-style-type: none"> Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO10276
Full Name	John and Jane Beeley
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall</p>

that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes

Include files	
Number	Question 39
ID	LPIO10326
Full Name	Kathleen Lally
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 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>.</p> <p>I agree entirely with the BRAG response to your plan.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main " • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once

	<p>it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
Include files	
Number	Question 39
ID	LPIO10375
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	<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a</p>

massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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securing sustainable growth in the Borough's main

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Include files	
Number	Question 39
ID	LPIO10400
Full Name	CHRIS CUMMINGS
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In summary, I would only be happy to support option 1A as this would help preserve the character of Kings Langley village, prevent coalescence with neighbouring settlements, retain the village status and preserve the precious green belt land.
Include files	
Number	Question 39
ID	LPIO10440
Full Name	Mr Daniel Parry
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above</p>

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Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

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	<p>unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
Include files	
Number	Question 39
ID	LPIO10489
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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation</p>

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Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

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- This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will

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Include files	
Number	Question 39
ID	LPIO10539

Full Name	Mr Stephen Doughty
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>I would however like to make a few specific comments.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main " The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure.</p>

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Include files	
Number	Question 39
ID	LPIO10587
Full Name	Mr Roger Petts
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 I wish DBC to duplicate BRAG’s responses under my name.</p> <p>...</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).

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Include files	
Number	Question 39
ID	LPIO10634
Full Name	Simon Chilton
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's</p>

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Include files	
Number	Question 39
ID	LPIO10684
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	<p>Please register as support for BRAG's submission.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and

therefore more weight should be attached to securing sustainable growth in the Borough's main "

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files

Number

Question 39

ID

LP1010732

Full Name

Mrs Jenny Jenkins

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 I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to emphasise a few of the most important points within that response that I strongly agree with:</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Five year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC has carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted has <u>exceeded by 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs</p>

which should be recognised when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be very detrimental, given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high seems to be a function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives,

policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
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	who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO10765
Full Name	Taylor Wimpy Strategic Land
Company / Organisation	Taylor Wimpy Strategic Land
Position	C/O Pegasus Group
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The standardised housing methodology will require the Council to consider a much larger range of sites and locations as set out in Option 3. Given that this is the option which the Council is most likely to need to pursue, Option 3 represents the only option for addressing the significant increase in housing need in Dacorum.</p> <p>For full response please see question 46.</p>
Include files	
Number	Question 39
ID	LPIO10826
Full Name	Grant Imlah
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another</p>

Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting

- This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main ”
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files

Number	Question 39
ID	LPIO10837
Full Name	Mrs Julie Cummings
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In summary, I would only be happy to support option 1A as this would help preserve the character of Kings Langley village, prevent coalescence with neighbouring settlements, retain the village status and preserve the precious green belt land.
Include files	
Number	Question 39
ID	LPIO10878
Full Name	Sheila Dawkins
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 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 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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a</p>

massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO10926
Full Name	Jean Thomas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account in the new plans when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
Include files	
Number	Question 39
ID	LP1010976
Full Name	Christopher Stafford
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive</p>

growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main ”
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	<p>unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO11026
Full Name	Mrs Patti Whittle
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban</p>

capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Is Option 1A your preferred option for delivering the growth needs of the Borough?

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will

be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main ”

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes

Include files	
Number	Question 39
ID	LPIO11073

Full Name	J M Thomas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account in the new plans when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
Include files	
Number	Question 39

ID	LPIO11105
Full Name	Denis Maclure
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>see [preferred option] Question 40 (below)</p> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted</p>

	<p>proposed in all but one of the options on the table does not do this.</p> <p>Central Government's policy on Green Belt is clear: "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
Include files	
Number	Question 39
ID	LPIO11153
Full Name	Cally Emmas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town." • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.

	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO11200
Full Name	Mr Neil Aitchison
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No because no proper capacity study has been undertaken.
Include files	
Number	Question 39
ID	LPIO11248
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	<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options</p>

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BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that “Hemel Hempstead will be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main ”
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<p>in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO11297
Full Name	Kate Locke
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more</p>

permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and

therefore more weight should be attached to securing sustainable growth in the Borough's main "

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
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Include files	
Number	Question 39
ID	LPIO11332
Full Name	Mrs Elizabeth Debenham
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 prefer Option 1A but not to include Shendish(site reference HH-h3)
Include files	
Number	Question 39
ID	LPIO11346
Full Name	Victoria Janaway
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 in support of option 1A Schools - Kings Langley is fortunate to have a local secondary and primary school. It was the main reason we moved into the area, so our son could have the best start in life with continuous friends and community support. The local schools barely cope with local kids as it is, with many bussed into and from other areas. I am in support of option 1A as this offers the best option for maintaining a manageable sized local comprehensive school. Our local primaries are over subscribed, with parents having to travel much further than should be expected, with more housing, this would only get worse.
Include files	
Number	Question 39
ID	LPIO11386
Full Name	Ms Lorraine Gilmore
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	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.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the

highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty

	<ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO11436
Full Name	Conian
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 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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current</p>

Core Strategy **Berkhamsted have exceeded by a massive 34%**. All this without any improvements in infrastructure. In contrast, **Hemel has developed at a rate some 21% below the target figure**, whilst also attracting high levels of infrastructure investment. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Is Option 1A your preferred option for delivering the growth needs of the Borough?

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to

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- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
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Include files

Number

Question 39

ID

LPIO11446

Full Name

Natalie Sawyer

Company / Organisation

Position

Agent Name

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If an option has to be taken, I know my parents would opt for option 1A (I would opt for this too) which would probably be the least damaging of all (however still causing problems for the locals).
Include files	
Number	Question 39
ID	LPIO11458
Full Name	Mr & Mrs J Neale
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes, as the least worst option to protect Dacorum from excessive growth and expansion, given that Sajid Javid has made it clear that he would be prepared to intervene and impose his own growth figures. https://www.gov.uk/government/speeches/local-housing-need These growth figures would be based on an untried affordability ratio methodology. This affordability ratio would further skew the increases towards the south with many authorities in the north and the Midlands showing decreases as a result of these factors, regardless of their actual level of ambition.
Include files	
Number	Question 39
ID	LPIO11468
Full Name	David & Meike Zerny
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A would be the best outcome for Kings Langley and South West Herts: protecting our environment both today and for future generations.
Include files	
Number	Question 39
ID	LPIO11496
Full Name	Mr Alan Ledger

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I have a strong preference for Option 1B. Other options represent an unacceptable over- development of Berkhamsted that is completely disproportionate to the size of our town and its facilities. Hemel Hempstead is better able to accommodate growth than Berkhamsted.
Include files	
Number	Question 39
ID	LPIO11542
Full Name	Ms Eliza Hermann
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 1A would result in massive over-development of Berkhamsted, changing its historic and unique character and setting forever, requiring the removal of large areas of land from the Green Belt and the consequent destruction of the natural environment, and represents completely unsustainable development.
Include files	
Number	Question 39
ID	LPIO11570
Full Name	Ms Anna Barnard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I do not wish to suggest that any one option of proposed development numbers is preferable as I am of the opinion that none of them are acceptable as the whole exercise is premature given the government's recent consultation and the relative newness of the Adopted Local Plan.
Include files	
Number	Question 39

ID	LPIO11581
Full Name	Daniel Roszik-Csendes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I'm expressing my opinion that Option 1A would be the best outcome for Kings Langley. Please take this into consideration.
Include files	
Number	Question 39
ID	LPIO11624
Full Name	Janet and James Honour
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, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development</p>

numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of

	<p>new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
Include files	
Number	Question 39
ID	LPIO11655
Full Name	john and barbara neale
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes, as the least worst option to protect Dacorum from excessive growth and expansion, given that Sajid Javid has made it clear that he would be prepared to intervene and impose his own growth figures.

	https://www.gov.uk/government/speeches/local-housing-need These growth figures would be based on an untried affordability ratio methodology. This affordability ratio would further skew the increases towards the south with many authorities in the north and the Midlands showing decreases as a result of these factors, regardless of their actual level of ambition.
Include files	
Number	Question 39
ID	LPIO11700
Full Name	Mrs Lydia Berman
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 submitted my responses online, but there was nowhere to make clear that Shendish has been wrongly included in the Hemel area. Shendish is very much part of Kings Langley. This has a massive impact on our choice of Option and caused confusion as to which is the clearest option to not include our Green Belt. I would like my stated preference to be Option 1A, BUT Shendish needs to be correctly included in the Kings Langley area - which it is!
Include files	
Number	Question 39
ID	LPIO11709
Full Name	Susanne Rees
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If Dacorum believes that it does need to meet government demands for new housing, I believe it should adopt Option 1 (A) in the consultation document. The distribution of any new housing should seek to concentrate development at Hemel Hempstead, Berkhamsted and Tring. As the largest town in the borough, Hemel Hempstead has greatest potential to accommodate new growth. There should be growth also at Berkhamsted and Tring, as they are secondary towns. Growth with large villages and elsewhere in the borough should be robustly restricted, through the continued application of Green Belt and Rural Area policies.

Include files	
Number	Question 39
ID	LPIO11712
Full Name	Susanne Rees
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If Dacorum chooses not to push back on the government's unreasonable demands for a huge expansion in housing then I believe that it should adopt Option 1 (A) for the reasons set out above.
Include files	
Number	Question 39
ID	LPIO11778
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded targets for the rate of development by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall</p>

that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Brag Response to question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town."
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the

first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO11817
Full Name	John Thomson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	But "yes" and my preferred choice if Shendish excluded - see my response to Question 46 to justify excluding Shendish. See also response to Question 41
Include files	
Number	Question 39
ID	LPIO11838
Full Name	peter faulkner
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	1A is the only justifiable option Your consultation refers to 3 distributions. Sustainable development means minimising commuting to work, schools and shops and only development in the 3 towns in the borough achieves this.
Include files	
Number	Question 39
ID	LPIO11843
Full Name	Harold Taylor
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 1A is not my preferred option since I do not favour a rejection of all specified sites.
Include files	
Number	Question 39
ID	LPIO11852
Full Name	SHEILA SHELDRAKE
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Therefore, to conclude, I believe that Option 1 A, to build the houses around and within the existing large towns of Hemel Hempstead, Tring and Berkhamsted is the preferred option.

Include files	
Number	Question 39
ID	LPIO11865
Full Name	Councillor Alan Anderson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Re options 1 / 2 / 3, support option 1 for the same reasons as outlined under question 16:</p> <p>It is the level of housing that most closely abides by Government policy hierarchy on housing levels and preventing the development of the Green Belt, as required by the NPPF.</p> <p>The other levels are not necessary, as they are not required by the Government; flawed, as per the earlier comment made under question 3 about trying to rely on the Strategic Housing Market Assessment on its own; and would needlessly increase the pressure on the Green Belt.</p> <p>The Government is not forcing the Council to allow the higher amounts of development, and what the Council is considering is not necessary and more damaging to the Green Belt.</p> <p>Re options A / B / C, support option A for the following three reasons.</p> <ol style="list-style-type: none"> 1 It prevents the coalescence (merging) of the Hemel Hempstead, Rucklers Lane and Kings Langley settlements, and the extension of Hemel Hempstead to the M25, as shown on the right (see attached). <p>(Option B would put so much pressure on Hemel Hempstead that it would engulf the Rucklers Lane settlement, and option C would extend Kings Langley so close to Hemel Hempstead it wouldn't be possible to prevent eventual coalescence with the town.)</p> <ul style="list-style-type: none"> • It spreads the development in the most sustainable locations, staying true to the Settlement Hierarchy policy mentioned/supported earlier in the consultation. (Option B would put too much pressure on Hemel Hempstead, and option C would spread the development to less sustainable

	<p>locations, leading for example to traffic deadlock outside the towns.)</p> <p>1 It prevents the damage which would be done to the town and village characters of Hemel Hempstead and Kings Langley. (Option B would affect the nature of Hemel Hempstead as a town, and option C would destroy Kings Langley's village character.)</p> <p>It is readily accepted that the Council has an extremely challenging decision to take, but in our view the decision should not be made harder by a determination to allow more houses than one is required to allow, or to allow greater development of the Green Belt.</p> <p>We therefore appeal to the Council to choose the option that meets its duties, and limits the development of the Green Belt as much as possible, namely Option 1A.</p>
Include files	Cllr Alan Anderson - KL map.pdf
Number	Question 39
ID	LPIO11877
Full Name	david sutherland
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is the only option that does not involve building on the Green Belt whilst at the same time does meet the governments' housing target and as such this is the only option I support.
Include files	
Number	Question 39
ID	LPIO11879
Full Name	david sutherland
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	To conclude I am only in favour of Option 1A in that it: <ul style="list-style-type: none"> does not involve building in the Green Belt of which as demonstrated above, the Green Belt surrounding Kings Langley fundamentally meets the 5 key purposes. All other options would

	<p>fundamentally undermine the strategic integrity and purpose of the Green Belt</p> <ul style="list-style-type: none"> meets the current Governments house-building target <p>I am in favour of concentrating new development in Hemel Hempstead, Berkhamsted and Tring since these larger towns have greater potential to accommodate this growth.</p> <p>If option 1A is adopted this would ensure that key strategic purposes that the Green Belt surrounding Kings Langley are retained and enhanced in accordance with para 81 of the National Planning Policy Framework.</p> <p>In addition the villages road network is already heavily congested and has become considerably worse since the construction of all the recent housing at Ovaltine as well as Apsley Mill. The road network is unsuitable bearing in mind that it already takes passing traffic from Apsley, Bovington, Chipperfield, Hemel Hempstead and beyond to reach the M25.</p> <p>To conclude none of the proposed sites in Kings Langley(including Shendish) are suitable. My preferred Option is 1A.</p>
Include files	
Number	Question 39
ID	LPIO11928
Full Name	Janet Mason
Company / Organisation	Berkhamsted Town Council
Position	Town Clerk
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)
Include files	
Number	Question 39
ID	LPIO11974
Full Name	Dee Sells
Company / Organisation	Markyate Parish Council
Position	Parish Clerk/ RFO
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	The Markyate Parish Council has made its comments earlier in the consultation. We do not believe that any new housing should be considered until the water supply issue is resolved. We do not believe

	Markyate is appropriate for any further building save to meet local needs.
Include files	
Number	Question 39
ID	LPIO12004
Full Name	JOANNE BANKS
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Having looked at the development options I would like to support option 1 A
Include files	
Number	Question 39
ID	LPIO12006
Full Name	MARTIN WELLS
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support Option 1A meeting the government house-building target of 602 houses per year and focusing new development in Hemel Hempstead, Berkhamsted and Tring
Include files	
Number	Question 39
ID	LPIO12076
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	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.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

Standard BRAG response to Question 39. Please note full document is attached to Question 46

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The

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Include files	
Number	Question 39
ID	LPIO12088
Full Name	Mrs Maria McHale
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1A is the only option I can support, as this would preserve the distinct character and heritage of Kings Langley village and protect Green Belt land and the surrounding countryside. However, this option focuses development on nearby towns, and I am concerned with the knock on effect that increases in population within Hemel Hempstead, Berkhamsted and Tring would have if these towns are further developed. This will inevitably result in increased traffic coming through Kings Langley village towards the M25 and Watford. Traffic in Kings Langley is already at a standstill during peak times, with the village high street often being blocked and almost impossible to navigate, and with traffic queues backed up through the village and down towards the M25 junction. Due to the down scaling of services at Hemel Hempstead hospital, it is difficult to see how any further increases in population could be accommodated, as Watford hospital is already stretched. Additionally, there is already significant pressure on local medical services. There seems to be little thought given within the Proposal as to whether the existing infrastructure within Kings Langley and the surrounding areas can cope, nor does there seem to be any kind of meaningful analysis justifying the predicted housing and commercial premises needs for the future in Dacorum.</p> <p>I am especially concerned with the proposed development of up to 1000 houses on Wayside Farm which is Green Belt land. The proposal also includes around 18 hectares being ear marked for new office development, with the possibility of an even larger area of land being taken in the future to meet the commercial needs of the wider South West Herts area. The consultation document states that this option is considered ideal because of its proximity to Kings Langley Station and Junction 20 of the M25. However, it totally fails to take into account the already heavy road traffic congestion and the insufficient parking at Kings</p>

Langley station and already high numbers of commuters with trains to London being full to capacity. It is difficult to see how the existing infrastructure could cope with such an increase to the population, and the area most certainly does not need more office space, as evidenced by existing empty or underutilised offices and commercial premises in the area. No doubt these are not attractive propositions due to the already congested roads, so further increasing road traffic is hardly likely to attract businesses to locate to the area. Any development on Wayside Farm would effectively coalesce Kings Langley with Watford, and the possibility of even more offices and commercial premises being located on this land in the future would most certainly be the end of Kings Langley as a village, and would be grossly detrimental to the current inhabitants with the loss of green space, increased difficulties in getting to work, reduction in air quality and significant increases in noise and general pollution.

The very purpose of Green Belt land is to prevent urban sprawl and protect the environment, and I feel that the scant regard given to the proposals to develop on the four sites in Kings Langley at Wayside, Rectory and Hill Farms and the proposed Shendish development which is on conservation land is completely at odds with the stated objectives in the Core Strategy. Green Belt land must be preserved, as once it is built on it is gone forever.

More emphasis needs to be placed on developing existing brownfield sites and converting unused office blocks into housing before proposing to build on precious Green Belt land, especially as many of the assumptions about the need for more office space and housing seem questionable. With Brexit pending it would perhaps also be prudent to re-evaluate the predicted needs for housing and office space once we know the full effects this will have on the economy.

Include files	
Number	Question 39
ID	LPIO12114
Full Name	Denise Feasey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I vote for option 1a
Include files	
Number	Question 39
ID	LPIO12120
Full Name	SUSAN DANIELL

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The only option in the Dacorum Local Plan which would not necessarily involve any Green Belt sites being built upon is Option 1A, and therefore, this is the only option of those proposed that I think the Borough Council should be considering (but <u>not</u> to include any development of Shendish)
Include files	
Number	Question 39
ID	LPIO12173
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead,</p>

Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

Standard BRAG response to Question 39. Please note full document is attached to Q46.

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main"
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of

	<p>new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO12231
Full Name	Douglas & Christina Billington
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.

Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main Town."
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government's policy on Green Belt is clear – "demand for housing will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to

	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO12310
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first</p> <p>10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given</p>

the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June

2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

Standard BRAG response to Question 39. Please note full document is attached to Question 46.

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main ”
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to

	<p>focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO12366
Full Name	Robert Bright
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support option 1A but the other options I object to on the grounds that the required infrastructure is non existent and they are unsustainable
Include files	
Number	Question 39
ID	LPIO12378
Full Name	Mr Brian Kazer
Company / Organisation	Tring in Transition
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No. It is not based on objective evidence (projected population growth) as required by the NPPF.
Include files	
Number	Question 39
ID	LPIO12401
Full Name	ms rona morris
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations.
Include files	
Number	Question 39
ID	LPIO12454
Full Name	Judy Halden
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and</p>

restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

Standard BRAG response to Question 39. Please note full document is attached to Question 46.

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for

example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LP1012502
Full Name	Meenakshi Jefferys
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand</p>

from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main Town."
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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in

	<p>Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO12549
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must</p>

be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

Standard BRAG response for Question 39. Please note full document is attached to Question 46.

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main"
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum

	<p>Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO12599
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

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.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main"
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of

	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO12649
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 emphasise just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>

constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main"
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	<p>targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO12697
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	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

Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main Town."
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government's policy on Green Belt is clear – "demand for housing will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to

	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO12745
Full Name	Lorna Ginn
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development</p>

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BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of

	<p>development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO12794
Full Name	Mr Raymond Phipps
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 wish to comment as follows to the Strategic Options Consultations. In general I follow the comments made by BRAG.</p> <p>...</p>

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main Town."
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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of

	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO12841
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but it seems clear that DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>

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The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. Beyond short term financial profit developers have no interest in the wellbeing of the town, the local council and its residents. Once having built and taken their profit developers leave the residents and local council to deal with the fallout.

Such demand from developers is Absolutely the Wrong reason to focus even more development on Berkhamsted.

Further, under Government policy it cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for

example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LP1012889
Full Name	Mr Stephen Lally
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Rather than repeat the BRAG response, with which I completely agree, I will highlight some key points that are important to me.</p> <p>...</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main Town." <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once

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Include files	
Number	Question 39
ID	LPIO12943
Full Name	Jon Whittle
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current</p>

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Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to

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Include files

Number

Question 39

ID

LPIO12992

Full Name

Edward Keane

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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

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BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.

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Include files	
Number	Question 39
ID	LPIO13041
Full Name	Bettina Deuse
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded targets for the rate of development by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different</p>

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BRAG response to question 39 below (full BRAG response see question 46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
Include files	
Number	Question 39
ID	LPIO13094
Full Name	Mr Paul Tinworth
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 wish to express my full agreement with the response from the Berkhamsted Residents Action Group regarding Dacorum’s Local Plan.</p> <p>...</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p>

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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Include files	
Number	Question 39
ID	LPIO13142
Full Name	Hilary 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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most</p>

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Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

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where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO13153
Full Name	Mrs Frances Riddle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I strongly object to possible housing developments of Kings Langley. I support Option 1A.
Include files	
Number	Question 39
ID	LPIO13158
Full Name	Mrs Christine Jones
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 lived in the village of Kings Langley for 34 years and love the community spirit, and traditional values.</p> <p>It is a beautiful country village and has remained so for hundreds of years.</p> <p>Over development is not appropriate or suitable for this area.</p> <p>The High Street is not sufficient for any further traffic.</p> <p>Schools, doctors would not be able to cope with any further numbers.</p>
Include files	

Number	Question 39
ID	LPIO13159
Full Name	Mr Ken 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>Kings Langley has always been a village, traditional for centuries.</p> <p>Over-development would ruin this status.</p> <p>There is already too much traffic passing through, which makes for congestion.</p> <p>No infrastructure for schools, hospitals, doctors.</p> <p>Wayside Farm is a much loved and used concern for many villagers.</p>
Include files	
Number	Question 39
ID	LPIO13199
Full Name	Mr J G Botha
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO13206
Full Name	Mrs Linda Taylor
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	No development on any sites in Kings langley. No building on green belt. Use brownfield sites in Dacorum.
Include files	
Number	Question 39
ID	LPIO13225

Full Name	Mrs Irene McGregor
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 Green Belt in and around Kings Langley is imperative to avoid coalescence with Hemel Hempstead in the north and Watford in the South.</p> <p>The C options would involve developing unsustainable sites by overloading the road network which is already under extreme pressure and cannot be extended.</p> <p>The C option would spoil the character of Kings Langley, would put extreme pressure on local services and destroy one remaining part of undeveloped canal bank within the Parish.</p>
Include files	
Number	Question 39
ID	LPIO13238
Full Name	Mr Colin Riddle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Therefore I chose option A that does not involve developing the Green Belt in and around Kings Langley.
Include files	
Number	Question 39
ID	LPIO13270
Full Name	D. Phillips
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 fully concur with the comments attached from BRAG.</p> <p>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.</p>

However, I would like to take this opportunity emphasize just a few of the most important points within that response.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicated that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, 'within urban capacity'. Export to another Council area should not be rejected, specifically the St Albans land East of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements to infrastructure. In contrast, Hemel has developed at a rate of 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from a failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the planning inspector stated in his Core Strategy report, development in Berkhamsted 'has to be balanced against the need to protect the town's historic character and setting' and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear - 'demand for housing alone will not change Green Belt boundaries' (letter to MPs from Minister of State for Housing and Planning - June 2016) - and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building

	in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO13286
Full Name	Mrs J. D. Gregory
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	The only supportable suggestion could be Option 1A. So the answer to Question 39 is <u>no</u> .
Include files	
Number	Question 39
ID	LPIO13291
Full Name	Mrs Brenda Perkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>No infrastructure for schools, hospitals and doctors. Access to schools will be impossible with many children being taken to and from by car. At present I cannot leave or return to my home at these times.</p> <p>Doctors we will have longer to wait for appointments. Going to Watford hospital can take over an hour.</p> <p>Public transport - buses are only every 1/2 hr some of which never arrive.</p> <p>Trains only 1 an hour at weekends. Every 1/2 hr at other times not on for commuters.</p> <p>Traffic in village is at a standstill between Langley Hill and the Rose and Crown</p> <p>The drainage will be bad the water floods downhill, with more concrete it will only get worse.</p> <p>I enjoy walking along the canal and in the countryside, seeing the wildlife deer, kingfishers, herons, etc. We will lose our village, it will be continuous buildings.</p>
Include files	
Number	Question 39
ID	LPIO13339

Full Name	Mrs Christine Pettit
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>In response to your consultation my opinion is as follows.</p> <p>The three broad options:</p> <p>Options 1&2 are achievable without building on greenbelt sites. There is a constant infilling and change of use of buildings on a small scale which could achieve these figures without major new developments. For example planned houses replacing unused garages in Rucklers Lane, Kings Langley and the conversion of offices to flats in Hamilton House on the Marlowes.</p> <p>Subdivisions A, B & C</p> <p>My preferred option is 'A' using brownfield sites wherever possible. Bearing in mind that every town and village needs to be surrounded by green space for recreation, wildlife, to provide the 'lungs' of the area and to preserve the identity of each settlement.</p>
Include files	
Number	Question 39
ID	LPIO13420
Full Name	Mr Alan Mitchell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes
Include files	
Number	Question 39
ID	LPIO13421
Full Name	Mrs Christine Mitchell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes

Include files	
Number	Question 39
ID	LPIO13476
Full Name	Mrs Catherine Imber
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, 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> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4</p> <p>No consideration has been given to critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</p> <p>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <p>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the

borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main ”

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO13524

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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in</p>

Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main"
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted

	<p>“has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</p> <ul style="list-style-type: none"> Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO13581
Full Name	Mr Alan 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	<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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p>

The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted.

Of the options put forward, **Option 1B is the only one that would be acceptable for Berkhamsted.**

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main"
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to

	<p>protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do</p> <ul style="list-style-type: none"> Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO13632
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	<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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who</p>

generate the highest profit margins building in Berkhamsted.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main"
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in

	<p>Berkhamsted proposed in this option does not do</p> <ul style="list-style-type: none"> Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO13694
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the</p>

target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring

	<p>Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO13759
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

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.

However, I would like to take this opportunity emphasize just a few of the most important points within that response.

Q36 to 45. Sections of this consultation suggest that, to support the 5 year housing land supply, will require Green Belt releases immediately. Obviously, a 5 year housing land supply needs to be properly identified but the consultation document indicates that DBC have ill-conceived ideas of how to do this.

The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel.

There are many more permutations for growth distribution, but DBC appear to have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.

Over the first 10 years of the current Core Strategy, Berkhamsted has **exceeded the target by a massive 34%** without any improvements in infrastructure. The problems with parking (which the proposed ill-conceived multi-storey car park will not solve), insufficient medical facilities and the impact on our schools are just a few of the areas that need addressing.

In contrast, Hemel has developed at a rate some 21% **below** the target figure. The entire shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options.

Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs that should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful.

Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. The Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting". The excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.

Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated

many times, including by the Chancellor in his recent budget speech.

The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once

	<p>it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO13810
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted <u>have exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has</p>

developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan

	<p>Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO13865
Full Name	Alex Dann
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:-

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and

Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main"
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

	<ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
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Include files	
Number	Question 39
ID	LPIO13875
Full Name	Gareth Hulse
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In terms of Dacorum's Local Plan consultation, I favour option 1A, though not to include Shendish (HH-H3).

Include files	
Number	Question 39
ID	LPIO13878
Full Name	Mrs Dawn Sims
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I object to the proposed development on the green belt in and around Kings Langley because:

	My children and grandchild have a right to the countryside so I object to 1A.
Include files	
Number	Question 39
ID	LPIO13880
Full Name	Phyllis Jennings
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 proposed development on the green belt in and around Kings Langley because: Our green belt is a precious commodity, especially Wayside Farm, which allows us some respite from our congested roads + toxic fumes (i.e. M25, A41 by pass) More houses means more people means more cars means more traffic jams.
Include files	
Number	Question 39
ID	LPIO13894
Full Name	Mr John James
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Coming now to para 10.4 and having regard to my comments overleaf and above I am strongly of the opinion that Option 1A should be adopted for Kings Langley.
Include files	
Number	Question 39
ID	LPIO13901
Full Name	Angela Vaux
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My preferred option is 1A.

Include files	
Number	Question 39
ID	LPIO13943
Full Name	Charlotte Grange
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Kings Langley does need housing - I believe option 1A will accommodate our need for housing, while not placing the vast amount of pressure on local resources and space that 2 and 3 do, therefore creating a balanced community that is viable for future generations, and not self destructively creating more demand on its resources.
Include files	
Number	Question 39
ID	LPIO13957
Full Name	Mr Robert Kedgley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The only plan that we can see as a viability is your option 1A . This would have the least impact as the established Towns can better support the new dwellings and expanded population with better services. The services, roads and infrastructure of the villages are already straining under the pressure. Loss of substantial green belt areas would impact greatly on the well-being of the people and wildlife in these areas particularly option C.
Include files	
Number	Question 39
ID	LPIO13969
Full Name	Dr Philip Rutter
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In the light of the above comments I choose Option 1A as the only sensible choice to avoid a significant negative impact on Kings Langley.
Include files	
Number	Question 39
ID	LPIO14034
Full Name	Danny Jennings
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 would like to register our joint support of the opinions of Berkhamsted Town Council, Berkhamsted Residents Action Group and the Berkhamsted Citizens Association regarding Dacorum's Local Plan.</p> <p>...</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main Town." <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO14083
Full Name	Mr John Goffey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	In order to avoid duplication, we request that DBC consider this response as supportive of all the points raised by Berkhamsted Residents Action Group (BRAG) in their comprehensive response to the DBC <i>Issues and Options</i> document. We would, in addition, like to add the following points concerning Question 33 of the above document.

...

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.

	<ul style="list-style-type: none"> Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO14131
Full Name	Sue Elleray
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing</p>

development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town."
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the

	<p>first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO14182
Full Name	Mr Richard White
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I disagree with the Dacorum Local Plan proposals for the reasons stated in the BRAG response

...

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main Town."
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Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.

	<ul style="list-style-type: none"> Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO14200
Full Name	Mrs Annushka Scruton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is the only viable option for local development.
Include files	
Number	Question 39
ID	LPIO14202
Full Name	Mr. Mark Scruton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A in the council proposals is the only one that seems even half way practical and if a choice HAS to be made this seems the only logical one.
Include files	
Number	Question 39
ID	LPIO14216
Full Name	Arthur Jepsen
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A would be my preference.
Include files	
Number	Question 39
ID	LPIO14231
Full Name	Mrs L. Jepsen
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 we can have Option 1A.
Include files	
Number	Question 39
ID	LPIO14233
Full Name	Mrs M. G. Bywater
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is my preferred option.
Include files	
Number	Question 39
ID	LPIO14240
Full Name	Janet Fanshawe
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	From the Council's suggested options I would choose 1A
Include files	
Number	Question 39
ID	LPIO14250

Full Name	Mr Gerald Darvill
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I suggest option 1A is the only logical choice!
Include files	
Number	Question 39
ID	LPIO14252
Full Name	Mrs O. Darvill
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support option 1A only as any other options would be totally unsustainable
Include files	
Number	Question 39
ID	LPIO14260
Full Name	L. Burrough
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	1 Option 1A is the only viable option
Include files	
Number	Question 39
ID	LPIO14262
Full Name	Oliver Burrough
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	Option 1A only
Include files	
Number	Question 39
ID	LPIO14284
Full Name	P.R. Gray
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I prefer Option 1A
Include files	
Number	Question 39
ID	LPIO14328
Full Name	Ms Vicky Tattle
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 do 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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate</p>

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BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the

	<p>first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO14333
Full Name	Mr Richard Mead
Company / Organisation	
Position	
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"> Option 1A should be followed (603 houses PA in Dacorum, provided around Hemel Hempstead, Berkhamsted and Tring).
Include files	
Number	Question 39
ID	LPIO14364
Full Name	Mr Humphreys
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO14411
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	<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 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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast,</p>

Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO14460
Full Name	Giselle Okin
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 I wish DBC to duplicate BRAG's responses under my name.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main " • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once

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Include files	
Number	Question 39
ID	LPIO14509
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>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> <p><i>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to</i></p>

fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO14520
Full Name	Mrs M Morgan
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I will vote for Option 1A
Include files	
Number	Question 39
ID	LPIO14527
Full Name	Emma Hulse
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Of all the options for development, I strongly back 1A, but this does not include Shendish (HH-H3).
Include files	
Number	Question 39
ID	LPIO14529
Full Name	Katie Hulse
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is the only possible one to be considered, but NOT including Shendish (HH-H3)
Include files	
Number	Question 39
ID	LPIO14546
Full Name	Irving Shaw
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My preferred option is 1A

Include files	
Number	Question 39
ID	LPIO14549
Full Name	Mr John Saunders
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is my preferred option
Include files	
Number	Question 39
ID	LPIO14555
Full Name	Debbi James-Saunders
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A is my preferred option
Include files	
Number	Question 39
ID	LPIO14637
Full Name	Mr M. Sheldrake
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Of the 3 broad options proposed in consultation paper I <u>favour Option 1 A</u>
Include files	
Number	Question 39
ID	LPIO14642
Full Name	Mr A. Miles
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	For this reason I support Option 1A.
Include files	
Number	Question 39
ID	LPIO14644
Full Name	Mrs J. Miles
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support option 1A
Include files	
Number	Question 39
ID	LPIO14646
Full Name	SHEILA SHELDRAKE
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Therefore <u>Option 1A</u> is my choice.
Include files	
Number	Question 39
ID	LPIO14698
Full Name	Edith Howell
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 only support option 1a because 1 It is important to keep the settlements of Kings Langley apart from each other. 2 The existing infrastructure struggles with the amount of road traffic and services in and around Kings Langley. Any increase to either would not be sustainable

	<p>3 Kings Langley village has its own discrete character and community which would be threatened by any large unnecessary development of the area.</p> <p>4 The noise, pollution and upheaval to existing residents would be intolerable.</p>
Include files	
Number	Question 39
ID	LPIO14702
Full Name	Mr Howell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>It is important, is it not, to keep our settlements separate and to oppose any Green Belt development.</p> <p>Any other option, apart from 1A, would not comply, therefore, any settlements would start to merge and village characters would be harmed.</p>
Include files	
Number	Question 39
ID	LPIO14710
Full Name	mr ron perkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO14720
Full Name	Mrs Jean Perkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	

Number	Question 39
ID	LPIO14786
Full Name	Ms Paula Farnham
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 (or will be) responded (ing) in full to the 'Issues & Options' consultation. I could make similar comments in response, but in order to make this simple, please 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 to emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change</p>

Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main Town."
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate

	<p>than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO14858
Full Name	Bev 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, please take 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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council</p>

area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but it seems clear that DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.

The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted.

Beyond short term financial profit developers have no interest in the wellbeing of the town, the local council and its residents.

Once having built and taken their profit developers leave the residents and local council to deal with the fallout.

Such demand from developers is Absolutely the Wrong reason to focus even more development on Berkhamsted.

Further, under Government policy it cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main Town."
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

	<ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO14904
Full Name	Mr Michael Curry
Company / Organisation	Tring 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>The capacity of Dacorum to accommodate new growth is a function of Hemel Hempstead’s capacity.</p> <p>The extent of protected land – Green Belt and the Chilterns A.O.N.B. – and the application of Policy CS1 preclude anything beyond a modest contribution from the market towns, larger villages and rural areas. The existing allocations under the Site Allocations document effectively take up that capacity already.</p> <p>As the lowest level of housing provision included in the options in the consultation, this is the most likely to be achievable on a sustainable basis. The ability to absorb higher levels of housing growth is dependent upon them being taken by Hemel Hempstead.</p> <p>In accepting an allocation, Tring sees this as part of a mixed development on site Tr-h5 Dunsley Farm that would address the Town’s existing priorities arising from the Core Strategy’s additional 500 houses in Tring:</p> <ul style="list-style-type: none"> Employment land and more sports/leisure facilities

	<ul style="list-style-type: none"> • Social rented housing, and affordable shared-ownership schemes • Minimal impact on the countryside
Include files	
Number	Question 39
ID	LPIO14915
Full Name	Mr Garrick Stevens
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)
Include files	
Number	Question 39
ID	LPIO14961
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current</p>

Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and

therefore more weight should be attached to securing sustainable growth in the Borough's main "

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO15011
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent</p>

budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once

	<p>it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO15059
Full Name	Mr & Mrs D A Simmons
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. 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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a</u></p>

massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main "

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO15082
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	No
Your response - Please add your response here	Growth option 1 would fail to meet DBC's locally assessed need and thus fails to accord with paragraph 47 of the NPPF and fundamentally contradicts current and emerging Government policy on housing delivery.
Include files	
Number	Question 39
ID	LPIO15136
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	Yes. We would support the Council in adopting this level of growth and the allocation of 300 homes to Tring, which is proportionate to the size of the settlement.
Include files	
Number	Question 39
ID	LPIO15183
Full Name	Bert Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This is to be treated as two identical responses from 1) Bert Smith - 2) Valerie Smith. Answer – NO The answer is no unless the additional 300 houses could be added in a sympathetic manner on sites that did not cause undue harm to the community. That would also include providing for the requisite additional infrastructure.
Include files	
Number	Question 39
ID	LPIO15203
Full Name	Valerie 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>This is to be treated as two identical responses from 1) Bert Smith - 2) Valerie Smith.</p> <p>Answer – NO</p> <p>The answer is no unless the additional 300 houses could be added in a sympathetic manner on sites that did not cause undue harm to the community. That would also include providing for the requisite additional infrastructure.</p>
Include files	
Number	Question 39
ID	LPIO15229
Full Name	Lynn and David Lovell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><u>Our preferred option</u>: taking account all of the above factors, we believe by far the best option is to meet the extra housing requirement within and around the town of Hemel Hempstead where the infrastructure can more easily be extended to cope with increased demand when new estates are built. Hemel Hempstead provides more employment opportunities so it makes more sense to locate the new housing closer to where new residents are likely to find employment. This would have minimum impact on traffic congestion and pollution. Our village already experiences frequent traffic gridlocks at weekends which make it extremely difficult for emergency vehicles to reach the village. This already poses a significant risk to existing village residents, including the prison population and new elderly residents at the McCarthy and Stone development.</p> <p><u>Our 2nd preferred option</u>: for the same reasons as option one, the requirement should be shared amongst Hemel, Tring and Berkhamsted.</p> <p><u>Our 3rd preferred option</u> if the above 2 options are rejected, the new housing requirement should be spread among the villages. We do not understand why our neighbouring village (Chipperfield) is not being considered as an option for at least some of the new development. It contains houses of every size ranging from large detached houses to medium and small houses in the estates off Kings Lane and Croft Field. There has been infill recently and continues; 5 houses in Kings Lane (the site of the old builders yard), 3 houses between the Kia Garage and the Garden Centre and</p>

	<p>now a further development close to the cross roads opposite the Kia Garage. The Land Rover Garage is moving shortly and the owners will probably look to sell the land for development. Chipperfield has 3 churches, 2 pubs serving food plus a hotel with a large bar and restaurant, 3 further restaurants and coffee shops, a school, a large allotment, a football club, a cricket club, a supermarket with a post office and another and 2 car dealerships. Crucially there is land available for development so it seems entirely appropriate to require Chipperfield to provide 100 dwellings of which a good number will come from the garage redevelopment.</p> <p><u>Our 4th (least preferred) option:</u> if Bovingdon and surrounding area has to absorb up to 350 additional houses, there would be a huge adverse impact on quality of life in our village.</p>
Include files	
Number	Question 39
ID	LPIO15242
Full Name	Garry Pearson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In summary, I would only be happy to support option 1A as this would help preserve the character of Kings Langley village, prevent coalescence with neighbouring settlements, retain the village status and preserve the precious green belt land.
Include files	
Number	Question 39
ID	LPIO15282
Full Name	Mr Andrew Selby
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 proposed development on the Green Belt in around Kings Langley because Option 1A
Include files	
Number	Question 39

ID	LPIO15288
Full Name	Caroline Manson
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 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> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39: <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town." • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 yearsworth of new housing stock and by 2016 the

	<p>rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO15338
Full Name	Mr Alan Conway
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 already responded to the Issues & Options Consultation. I have studied their comments and confirm that I support the arguments put forward in their submission.

Q33 to Q45 I support the BRAG submission. Yet again the failure to provide an accurate base from which to proceed renders much of what follows suspect and in many parts misleading.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town "
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure
- Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this

	<ul style="list-style-type: none"> Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
Include files	
Number	Question 39
ID	LPIO15387
Full Name	Sue Wolstenholme
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 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>Standard BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town "

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO15449
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 response 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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this.</p> <p>The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise.</p> <p>Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of

	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO15497
Full Name	Sarah and Nigel Tester
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill- conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead,</p>

Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
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	<p>rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO15510
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	I have summarised my support for option 1A in the consultation process. The principle focus should be to continue the development of all areas in the Borough recognising the individuality of the towns and villages. The continued measured growth in Kings Langley is

	accepted but not the destruction of the Green Belt associated with options 1C, 2C and 3C
Include files	
Number	Question 39
ID	LPIO15554
Full Name	Miss Tanya Assarat
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 the attached document of this as confirmation and that I wish DBC to duplicate BRAG's responses under my name.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town" • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit

	<p>(5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
Include files	
Number	Question 39
ID	LPIO15564
Full Name	Mr David Gladstone
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In my opinion option 1A (1a) would be the best choice.
Include files	
Number	Question 39
ID	LPIO15603
Full Name	Melanie Llewellyn
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 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.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town" • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess

	<ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO15626
Full Name	Mrs Annette Compton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I wish to inform that I object to all proposals except option B
Include files	
Number	Question 39
ID	LPIO15669
Full Name	Mr James Honour
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 have attended the presentation and have read the Berkhamsted Residents Action Group response to the questions posed.</p> <p>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.</p>

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) –

	and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO15686
Full Name	Mr Patrick Barr
Company / Organisation	Tring Hockey Club
Position	Chairman
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO15728
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	<p>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.</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	

Number	Question 39
ID	LPIO15776
Full Name	Maria & Colin Sturges
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO15823
Full Name	David Kerrigan
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 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.</p> <p>No – see Question 40</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p>

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building

	in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO15881
Full Name	D B Land and Planning
Company / Organisation	D B Land and Planning
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> • DBLP does not support either option for delivering the levels of growth which are required in the In conjunction with other representations, DBLP questions the overall validity of the housing number proposed, given the clear guidance in the DCLG's Planning for the Right Homes consultation document. In the case of Option 1A, this rules out housing development in the green belt in principle and Option 1B only proposes limited releases for green belt development in the Borough. • In terms of releasing land from the green belt, case law in IM properties v Lichfield has already established that there is no test that green belt land is to be released as a "last resort". Given that the need for green belt review is justified, there is need to consider the guidance in the Framework. Paragraph 84 requires the policy maker to consider the "consequences for sustainable development". • In Option 1A's, the consequences are stark in that there is no new development in the green belt, thus seriously impeding the Plan's ability to ensure the vitality of Markyate in respect of paragraph 55 of the Framework. • In Option 1B's case, the proposed focus of development on a handful of locations green belt fails to consider the impact such a strategy has on sustainable development. This undermines the ability of Larger Villages in the green belt to accommodate modest levels of growth to support the vitality of settlements in accordance with paragraph 55 of the Framework. The evidence base for DBLP's site MY-3A (in the Arup Report) has identified that it is suitable to be released from the green belt.
Include files	
Number	Question 39
ID	LPIO15928
Full Name	James Pitt

Company / Organisation	Gleeson Developments Limited
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Option 1A relates to a level of housing growth that is substantially below OAN, and therefore Option 1 generally should be rejected (see also our response to Question 16).</p> <p>Option 1A ignores the housing needs of the three larger villages – even in scenarios that seek to accommodate the majority of development at the three main towns, it is inappropriate to make no provision at the larger villages, to sustain their growth and provide for local needs (including affordable housing needs) arising from those larger villages and (in the case of Bovingdon and Markyate at least) their dependent hinterlands.</p> <p>Whichever option is selected, Dacorum is facing a high housing delivery target, and in order to maximise the prospects for successful delivery, a wide choice of development sites in a wide variety of locations will be needed.</p>
Include files	
Number	Question 39
ID	LPIO15990
Full Name	Mr Robert Sellwood
Company / Organisation	The Crown Estate
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Whilst the focus on the main towns is broadly supported, it is considered that a housing provision of 602 homes per year would fail to meet the housing needs of the Borough. This option proposes a lower level of housing than either the latest SHMA or the Government's Housing Needs Assessment for Dacorum after September 2018. As such, it would be both unsound and result in the diversion of housing need to adjoining Districts.</p>
Include files	
Number	Question 39
ID	LPIO16080
Full Name	Dave Thomas
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO16135
Full Name	Helen and Aaron Talbot
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO16194
Full Name	Stuart 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>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 to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO16251
Full Name	Stuart Mears
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO16262
Full Name	Mr Ian Chapman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support Option 1A if there is an option
Include files	
Number	Question 39
ID	LPIO16312
Full Name	Kitty Thomas

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>please find the attached report written on mine and other residents request.</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO16374
Full Name	Aaron 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>I support GFRA responses see below.</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO16422
Full Name	Ruth and Stephen Wright
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'</p>

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.

However, we would like to take this opportunity emphasize just a few of the most important points within that response.

Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the

	Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO16487
Full Name	Andrew Yeomans
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO16563
Full Name	Ian Emmas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> . This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). . No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.

. This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town."

. The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

. Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.

. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.

. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by

	the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO16573
Full Name	mr Ian Passey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Preference = Option 1(a)
Include files	
Number	Question 39
ID	LPIO16578
Full Name	Cllr Rene De Silva
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I object to the proposed development on the Green Belt in around Kings Langley because: I refer to the 'issues and options' document and answer question 39 as follows: Yes Option 1a is my preferred option for delivering the growth needs of the borough. (1) The green belt in Kings Langley is needed to keep Hemel Hempstead and Rucklers Lane apart and to keep Hemel Hempstead and Kings Langley apart
Include files	
Number	Question 39
ID	LPIO16584
Full Name	Mrs Sharon Mead
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support Option 1A.
Include files	
Number	Question 39
ID	LPIO16595
Full Name	Gloria Shaw
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My preferred option is 1A
Include files	
Number	Question 39
ID	LPIO16596
Full Name	Mr Alan Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Planning 1A? Support 1A.
Include files	
Number	Question 39
ID	LPIO16598
Full Name	Mr Clive Turner
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support Option 1A and wish Shendish to be included in this option
Include files	
Number	Question 39

ID	LPIO16601
Full Name	Felix Schiermann
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 support option 1a.
Include files	
Number	Question 39
ID	LPIO16607
Full Name	Fiona Dunn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A
Include files	
Number	Question 39
ID	LPIO16627
Full Name	Mr Keith Sheffield
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 Kings Langley Parish Council position - of adopting option 1A of the Dacorum Local Plan.
Include files	
Number	Question 39
ID	LPIO16631
Full Name	Ilene McGregor
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support Kings Langley Parish Council in choosing Options 1A as the preferred way forward for the Dacorum Local Plan.
Include files	
Number	Question 39
ID	LPIO16639
Full Name	Marguerite Selby
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Options 1A
Include files	
Number	Question 39
ID	LPIO16657
Full Name	Bridget Burke
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 that the Council should explore the development of brownfield sites first as per Government policy or choose Option 1A to minimise building on Green Belt.
Include files	
Number	Question 39
ID	LPIO16659
Full Name	Mrs Alexandra Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I think the only Option is 1A
Include files	
Number	Question 39
ID	LPIO16662

Full Name	Mr Kevin Bishop
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1A
Include files	
Number	Question 39
ID	LPIO16698
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	No
Your response - Please add your response here	<p>We do not have a preference for any growth option at present until further information and analysis has been carried with regards to potential heritage impacts. However, we are keen to ensure that growth and development conserves and enhances the significance of the Borough's many heritage assets.</p> <p>We are pleased to see that the cumulative impacts deriving from the potential development at Gorhambury in the neighbouring authority of St Albans City and District is being considered as part of the growth options appraisal process. A good understanding of the cumulative impacts of development is an important part of understanding the wider impacts upon the historic environment.</p>
Include files	
Number	Question 39
ID	LPIO16732
Full Name	Martin Ephgrave
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be

	<p>at the expense of the smaller settlements, which also have a need for new homes</p> <ul style="list-style-type: none"> Growth options 1A to 2B are unacceptable as they do not propose <u>any</u> new homes in the 'Rest of the Borough', and this is inconsistent with the NPPF <p>The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below the current level of growth allocated in the adopted Core Strategy</p>
Include files	
Number	Question 39
ID	LPIO16751
Full Name	Martin Ephgrave
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No. This is based on the draft government figure of only 600 dwellings per year, which is unacceptable. This level of growth is below the locally assessed need figure of 756 which is currently the most up to date assessment of housing needs, so will not deliver the housing that is needed in the Borough. This level of growth is also represents only 40% of actual need (based on the new Government methodology), and only applies for a limited time until Sept 2018 when the Core Strategy will be 5 years old. The new local plan will be adopted after this date and should the new government method be introduced, the actual requirement will increase to 1,100.</p> <p>Furthermore, for the reasons already identified in respect of our response to Question 8 (proposed broad approach to distributing new development), the council should not adopt a growth option which does not allocate any housing to the settlements that exist in the 'Rest of the Borough'. To do so would deprive these rural communities of much needed housing growth and this is not sustainable.</p>
Include files	
Number	Question 39
ID	LPIO16779
Full Name	Gerard Sheldon
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 preference is for option 1A.</p> <p>My concerns about Kings Langley are that some of the options in the consultation would mean:</p> <p>1) Kings Langley village would no longer be a village, with its distinctive experience for the people of the village. What is lacking in the consultation is any appreciation of what village life is like, and why it matters to residents of Kings Langley. In a village there is an opportunity to foster a closer community, and there is plenty of community energy to create the Kings Langley Carnival in the summer, and the Kings Langley Christmas Lights festival.</p> <p>2) The village would become a suburb of Hemel Hempstead or become joined up with Apsley. At the moment there is countryside separating Kings Langley from neighbouring villages and areas, something which helps define Kings Langley as a village. It also makes Kings Langley more beautiful.</p> <p>3) Much longer delays to get to hospitals, the nearest being Watford, and thereby threatening people's lives. How could one get to any hospital with so many cars on the road due to the new proposed developments. There would be more cars and traffic jams in Kings Langley, as it would not be possible to create new roads to support the proposed developments.</p> <p>4) As mentioned in the previous point, there would be increased traffic congestion, particularly as people may want to drive to Hemel or Watford to do shopping. .</p> <p>5) There would not be not enough doctors surgeries and schools.</p> <p>6) Wayside Farm would be lost, which is an important part of the character of the village. It is important for children to see a farm in operation as they walk past the farm, and anyone in the village and can pop in to the farm and buy milk.</p> <p>I chose to live in Kings Langley, because it is a village. Please let it remain a village.</p>
Include files	
Number	Question 39
ID	LPIO16846
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>However, if the pressure mounts to develop more housing in Dacorum, and the research supports this, I also believe that Option 1A with an additional 300 houses built in Tring (in addition to the currently planned 500), would be worth considering.</p> <p>Since Option A's 300 additional homes would be built on Greenbelt land, it is extremely important that considerations of placement and infrastructure are addressed.</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO16914
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO16932
Full Name	Christine Pichon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	My preference for any proposal would be Plan 1A
Include files	
Number	Question 39
ID	LPIO16936
Full Name	Tessa Cox
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	King's Langley Village dose not have the ability to support the proposed. I prefer option 1
Include files	
Number	Question 39
ID	LPIO16941
Full Name	JOHN CHIPPERFIELD
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 that Herfordshire needs its villages as much as its towns, so I am proposing that Option 1A be adopted, on the understanding that Shendish is part of Kings Langley Parish and not Hemel Hempstead as erroneously supposed. The loss of our 'breathing spaces' will be keenly felt in this village and surrounding area.
Include files	
Number	Question 39
ID	LPIO17002
Full Name	Chris Pike
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 my support for this report by Grove Fields Residents Association. I support this whole heartedly.

	<p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO17059
Full Name	Jade Holmes
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO17116
Full Name	Grahame Senior
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 and endorse the views expressed in the attached document as a member of GFRA</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	

Number	Question 39
ID	LPIO17175
Full Name	Nikki Hamilton
Company / Organisation	Herts & Middlesex Badger Group
Position	Unknown
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>We have managed to have a quick discussion based on the information we are aware of and would suggest the least amount of housing on green belt would be preferable and the least amount of housing in its entirety. We believe focus needs to be put on the amount of empty properties in Hertfordshire and brown field sites and question the need for higher housing figures when our infrastructure in Hertfordshire is failing in numerous areas.</p> <p>We feel it would be unfair to suggest that all the housing is put around Hemel and we do have considerable badger activity in the area (North, South and East) that should be taken into account (we have already advised huge concerns regarding HHH1a with its ancient woodland - Varneys Wood and also Garmer Spring/Thift Wood (ancient and mature woodland is greatly at risk in Hertfordshire) and HHH1b with its multitude of hedgerows - the impact on protected species, bio diversity and such a substantial removal of green belt - question 46); we have also taken into account the amount of badger activity around Tring and feel that a 1000 homes would have a serious impact on badgers and other wildlife in the area and so taking this into consideration we would suggest option 1A would be preferable with badgers (and green belt) in mind.</p>
Include files	
Number	Question 39
ID	LPIO17194
Full Name	Sarah Fletcher
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 oppose the development of greenbelt land in Kings Langley and the surrounding areas for the following reasons;</p> <p>The approximate 3380 houses that are planned across the 4 development sites are utterly ridiculous. This would be creating a 'super town' that effectively stretches from Watford, across to St Albans and up towards</p>

	<p>Berkhamsted. This is without taking into account the the additional housing involved in the Two Waters Plans. This sprawl of housing goes against the NPPF Framework and the purposes of Green Belt;</p> <p><u>*restrict sprawl & merging of built up areas,</u></p> <p><u>*safeguarding countryside -</u> inc loss of working farmland (Wayside Farm)and agricultural opportunities and the character and appeal that it brings to the village</p> <p><u>*preserving historic towns</u> all character & charm that have attracted residents for decades</p> <p><u>*recycling of derelict and urban land</u> Regenerating brownfield sites should be the first port of call - none have been submitted by Dacorum BC. Unused office buildings / sites in Leavesden & Maylands Avenue should be considered first under this rule.</p> <p>The doctors surgeries are struggling to cope with the extra demand and Watford General will be put under even more pressure than it currently is. Emergency services already struggle with the traffic.</p> <p>The train network that services the Kings Langley & Apsley area is already at breaking point - insufficient trains during the peak hours, which are crammed full (to the point where it is difficult to stand) and commuter cars, the numbers of which far outnumber the car park availability adding to the traffic congestion problems. More homes will only dramatically add to the problem. The road traffic already crawls through the area, with the approach to the M25 @ Jct 20 and the A41 through Apsley</p> <p>Although DBC have offered 9 options, they have been very sneaky by adding the Shendish Development to South Hemel Development Plan, in the hope that they can slip in under the radar yet they include the Kings Langley Developments in the Hemel Development Plan. How can this be so???</p> <p>Option 1A is the best option of a bad bunch in my opinion.</p>
Include files	
Number	Question 39
ID	LPIO17251
Full Name	Debbie Crooks Pam Moss
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

Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building

	in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO17307
Full Name	Margaret and Andrew Pike
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We wish to object most strongly to the plan to build any more dwellings in Berkhamsted and fully support all the arguments that the Berkhamsted Residents Action Group (BRAG) have put forward.</p> <p>...</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town" • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit

	<p>(5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO17363
Full Name	Mr David Parker
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 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>...</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the</p>

	subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option
Include files	
Number	Question 39
ID	LPIO17415
Full Name	Lesley Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 39 below (copy of full response attached to question 46)</p> <p>Question 39</p> <p><i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7 copy below) <p>Question 4</p> <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it's pie in the sky</p> <ul style="list-style-type: none"> The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital). It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes. We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to

respect our industrial heritage and to promote tourism.

- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

Question 5

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

Question 7

Do you agree with the proposed policy coverage of the new Local Plan?

Yes

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

Include files	
Number	Question 39
ID	LPIO17470
Full Name	Sara Bell
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO17529
Full Name	Emma Talbot
Company / Organisation	The Little Cloth Rabbit
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please find attached a report (GFRA) about the proposed development of Tring.</p> <p>...</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO17577
Full Name	MR DAVID BROWN
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association</p>

and the Dacorum Health Action Group both of which I have fully read.

Berkhamsted Citizens Association response to question 39 below (copy of full response attached to question 46)

Question 39

Is Option 1A your preferred option for delivering the growth needs of the Borough?

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7 copy below)

Question 4

Do you agree with the suggested vision for the Borough?

No – it's pie in the sky

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

Question 5

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

	<p><i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography • The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside • Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored • The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <i>adequate</i> new infrastructure with development <p>Question 7</p> <p><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.
Include files	
Number	Question 39
ID	LPIO17585
Full Name	Mr Garry Lilburn
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 objections to the strategic plans of building on any green belt areas within Dacorum. If building is necessary it should only be confined to the towns and should not lead to villages being increased in size.</p> <p>My reasons are that I chose to live in Kings Langley as it was a village. I enjoyed that when you approached the village you came through green belt areas such as by the Hillside Farm and that when I went for a walk I had a short walk before I was in the countryside.</p> <p>The character of the village is why I chose to live here and to increase its size, allowing the village to join up with other areas will lose the current identity of the village and will lose its character. Village life should be exactly</p>

	<p>that. Any proposals to increase the size of the village would make it like a small town rather than a village and this should be opposed.</p> <p>The joining up of areas i.e. using up green areas for building will lose Kings Langley's character of a village atmosphere, green spaces close to the village centre, as sense of community which towns do not offer. This is the reasons why so many people live here and to change that character through the coalescence with other areas should be opposed and I object to any building in this area for that reason.</p> <p>I would also state that building in Shendish is NOT Hemel Hempstead despite the postcode but is very much part of Kings Langley. Allowing Kings Langley to be swallowed up to Hemel Hempstead in this manner who be terrible for Kings Langley and particularly its character as a village.</p> <p>I also do not think that the arterial roads or services could cope with such developments but I appreciate that this may not hold sway with your design making. I do however think that making the severely congested roads even more congested would affect the character of the village. To have a High Street completely blocked by traffic queuing to join the M25 or queuing to enter the village High Street from the M25 will ruin the character too: eating/drinking in the High Street will be very unpopular and the sense that the High Street is the centre of the village will be eroded if it cannot be reached due to weight of traffic twice a day.</p> <p>In summary, I object to building in Kings Langley and favour the options of increasing the Dacorum towns but not to the detriment of neighbouring villages.</p>
Include files	
Number	Question 39
ID	LPIO17636
Full Name	Paul Hembury
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>

Include files	
Number	Question 39
ID	LPIO17652
Full Name	Guinness Partnership
Company / Organisation	Guinness Partnership
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>An alternative or additional solution is described on the following pages to give effect to the growth options for Markyate, namely:</p> <p>Growth Options</p> <p>Not GB</p> <p>GB</p> <p>1A & 1B 200</p> <p>1C 200 160</p> <p>2A & 2B 200</p> <p>2C 200 160</p> <p>3 200 600</p> <p>Keymer Cavendish 400 – see <i>Appendix 5 (Appendix attached to Q46 - LPIO17659)</i></p>
Include files	
Number	Question 39
ID	LPIO17710
Full Name	Michael and Jill 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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LP1017759
Full Name	Diana Woodward
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 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.</p> <p>BCA response to Question 39 below - full document attached to Question 46</p> <p><i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (copy below) <p>Question 4</p> <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it's pie in the sky</p> <ul style="list-style-type: none"> The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital). It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that

part of site KL-h3 be reserved for possible future health purposes.

- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

Question 5

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

Question 7

Do you agree with the proposed policy coverage of the new Local Plan?

Yes

	<ul style="list-style-type: none"> Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals <p>(copy below)</p>
Include files	
Number	Question 39
ID	LPIO17815
Full Name	John and Helen Osborne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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). GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO17873
Full Name	David and Jane Elsmore
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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). GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	

Number	Question 39
ID	LPIO17931
Full Name	Dave Davies
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO17948
Full Name	Mrs Lucy McRae
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>1A is my preferred option as it focuses the larger housing developments into existing larger towns which already have good infrastructures for larger populations. The charming, small village of Kings Langley would change beyond measure (and not for the good) if such large housing developments went ahead there.</p> <ul style="list-style-type: none"> - We would feel great sadness at losing the herd of jersey cattle at Wayside Farm. It would result in loss of employment by the farm staff as well as a beautiful and informative place to walk and purchase locally produced goods. - Increased pollution from increased vehicles would harm our environment, nature and health. - Our small village of Kings Langley's infrastructure is not set up for such a large growth in population. - GPs are already stretched. - Parking is frequently difficult. - Public transport is already stretched. Peak time trains are already 'standing only'.

	<p>- Traffic is often bad - particularly on every occasion there is a problem on the A41, M1 or M25. Where would more cars go?</p> <p>- My son did not get into any of our 4 choices of primary schools due to lack of spaces. Most of the existing primary schools only have limited scope to grow sufficiently to cope with the proposed growth.</p> <p>- The secondary school has just been rebuilt - is there capacity there to increase its size already?</p> <p>Having moved from London to raise a family, I love living in a village the size of Kings Langley and enjoy being part of a good-sized community where I can help to make a difference alongside community organisations (a playgroup, Children's Centre, Parent Teacher Association). Potentially doubling the size of the village through mass housing developments would sadly change this forever. And the place where my children are growing up would become just another Hemel or Watford unfortunately.</p> <p>I do understand that more housing is required in this area and across the country, but please consider brownfield options before building on our beautiful greenbelt areas and permanently ruining them for now and our future generations. Thank you.</p>
Include files	
Number	Question 39
ID	LPIO17978
Full Name	Mr Michael 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 figures contained in this document do not state the current number of houses in each of the sites so that an assessment of the relative impact of each of the options can be made by someone who is not an expert.</p> <p>I am not sure if this is deliberate but it is a serious omission. I think that Tring has 12,000 people so at 3 people a house this is 4000 houses. The plans in Option 1a to build 800 houses and increase the population by 15% or more would probably be small enough to have limited impact on the character of the town. It will still have an impact on the town centre and the infrastructure. These impacts would need to be catered for in the plan which expects minor impacts on transport, leisure and sports infrastructure and on the town centre.</p> <p>Both primary and secondary school provision would be impacted with no answers for secondary schools</p>

	provided in the plan although this may be able to be met with expansion on the current site.
Include files	
Number	Question 39
ID	LPIO17988
Full Name	mr declan meagher
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 submit my objection to the proposed development of the sites in and around Kings Langley and would therefore wish for option 1A to be invoked if any.</p> <p>The reasons for my objections are, briefly:</p> <p>The infrastructure of Kings Langley struggles currently. In the case of significant expansion, I cannot see if being upgraded commensurately</p> <p>I think that, axiomatically, there will never be any truly affordable housing released to market, the reason being it will be at market value which appears to be artificially high.</p> <p>I think the real housing crisis is at the very lower end and new build houses will not address this problem.</p> <p>There hasn't been an adequate brownfield survey of the UK yet and I think this needs to be properly considered before any decisions are taken that erase greenbelt.</p> <p>Additionally there is a large quantity of unused and unoccupied housing.</p> <p>To build on greenbelt would see it irrevocably lost for future generations, transmogrify the village and sadly begin the process of melding it with nearby towns.</p> <p>I think development benefits the developers primarily yet conversely represents a more of a cost than a benefit to the community in broad terms.</p> <p>I object to the governments imposition of quotas on councils and I think there should be a push back against it. By most government metrics net migration into the UK is set to fall with Brexit. According to ONS figures we have a housing surplus of roughly 5% and the quantity of houses above households has been increasing longitudinally over the last 3 decades. There appears to be an inconsistency here.</p>

Include files	
Number	Question 39
ID	LPIO18040
Full Name	mr Richard Lambert
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 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 DOCUMEMNT) , my own views can be summarised in a handful of bullet point.</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO18062
Full Name	Mr Brian Isbell
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 confirm that as a resident of Kings Langley, I am opposed to the destruction of the character of the village by the proposed housing developments of the surrounding Green Belt. Having carefully studied the proposals and options, I consider Option 1A to be the only acceptable one.</p> <p>The focus of the options does not give adequate consideration to the amount of development that has already taken place in this area of Dacorum. The developments of the Ovaltine, Nash Mills and Aspley Lock have generated a strain on the local infrastructure, from road and train congestion to schools and NHS.</p> <p>Any significant future housing developments in this area, would add further strain to an infrastructure that is already is unable to cope.</p>

	<p>It is essential for the Council to make an exhaustive survey of the whole Borough to identify all brownfield sites that could be developed no matter how small, as together they are likely to meet the requirements for the space required to satisfy future housing needs.</p> <p>I am against development on the Green Belt, which is such a precious resource for health and leisure of not only of the local community but also tourists from far and wide. In addition, some of the options involve the destruction of the farming community which provides employment, local produce as well as making the area so attractive. Shendish, Hill Farm, Rectory Farm and Wayside all contribute to the character of the village and area and the loss or erosion of any of them would affect the nature of the village.</p> <p>The erosion of the Green Belt and the character of the village would be a loss not only to current inhabitants but also future generations.</p> <p>I therefore am strongly opposed to all options apart from Option 1A</p>
Include files	
Number	Question 39
ID	LPIO18111
Full Name	Mr Graham Bright
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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: GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO18168
Full Name	Peter and Cathy Davidson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	<p>Further opinions and ideas are given in Grove Fields Consultants report attached</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO18225
Full Name	Nicky and Dave Hulse
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO18279
Full Name	Gail Skelton
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 am writing as a member and in support of BRAG to voice my concerns over the latest building proposal to my home town. However I have to confess that I usually have the cynical opinion that this will count for very little and to this extent, I sincerely hope that I am proved wrong.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5</p>

year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different

topographies and (inadequate) supporting infrastructure

- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this

Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes

Include files	
Number	Question 39
ID	LPIO18288
Full Name	Peter and Lucille Brooks
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 to object to the proposal to build the maximum (option 3C) number of new homes in the Borough, with particular regard to the proposal to build on Rectory and Wayside Farms in Kings Langley.</p> <p>The reasons for us objecting are :</p> <p>Kings Valley village would lose it's individual identity and instead become an "urban sprawl";</p> <p>The Village does not have sufficient resources in terms of shopping, with a very inadequate small supermarket and little in the way of financial facilities such as a Building Society, which will lead to people driving to source these elsewhere adding to congestion and pollution;</p> <p>Existing Doctor and other Health surgeries would need enlarging;</p> <p>Likewise existing Primary and Secondary School's would need enlarging;</p> <p>The road network would struggle to cope. I attach two photos of <i>existing</i> congestion experienced every weekday morning after 0700 opposite one of the proposed sites at Wayside Farm which would result in traffic becoming "gridlocked";</p> <p>Public transport is poor, with the 500 bus route frequently delayed by traffic congestion elsewhere, and the demise of the 322 bus route completely. Rail passengers from Kings Langley frequently have to stand already on peak period train services which consist of two or three trains per hour;</p> <p>Hence we would urge the adoption and endorsement of the lower building figure option "1A".</p>
Include files	Peter and Lucille Brooks - photos.pdf
Number	Question 39
ID	LPIO18338
Full Name	Terry and Jennifer Elliott
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO18350
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	No
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>It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be at the expense of the smaller settlements in the Borough, which also have a need for new homes</p> <p>Growth options 1A to 2B are unacceptable as they do not propose <u>any</u> new homes in the 'Rest of the Borough'. This is also inconsistent with NPPF para 28 which advocates that "<i>Planning Policies should support economic growth in rural areas...</i>"</p> <p>The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below and inconsistent with growth allocated in the current adopted Core Strategy</p>

	<p>No.</p> <p>This is based on the draft government figure of only 600 dwellings per year, which is unacceptable. This level of growth is below the locally assessed need figure of 756 which is currently the most up to date assessment of housing needs, so will not deliver the housing that is needed in the Borough. This level of growth is also represents only 40% of actual need (based on the new Government methodology), and only applies for a limited time until Sept 2018 when the Core Strategy will be 5 years old. The new local plan will be adopted after this date and should the new government method be introduced, the actual requirement will increase to 1,100.</p> <p>Furthermore, for the reasons already identified in respect of our response to Question 8 (proposed broad approach to distributing new development), the council should not adopt a growth option which does not allocate any housing to the settlements that exist in the 'Rest of the Borough'. To do so would deprive these rural communities of much needed housing growth and this is not sustainable.</p>
Include files	
Number	Question 39
ID	LP1018506
Full Name	Melanie Llewellyn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town." • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix

to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development.

Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO18553
Full Name	Mrs Juliet Chodzko
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here

I should like to add my name to the issues put forward in the attached (BRAG Response). I feel that the special needs of Berkhamsted have not been considered properly.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this

	<ul style="list-style-type: none"> Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO18599
Full Name	Captain Andrew Cassels
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 entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main town” The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years

	<p>(2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO18645
Full Name	Lindy Weinreb
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>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p>

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) see copy below

Question 4

Do you agree with the suggested vision for the Borough?

No – it's pie in the sky

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

Question 5

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function

	<p>and character of the <i>towns</i>, villages and countryside</p> <ul style="list-style-type: none"> • Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored. • The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of adequate new infrastructure with development <p>Question 7</p> <p><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals
Include files	
Number	Question 39
ID	LPIO18692
Full Name	Hilary Abbott
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has</p>

developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO18738
Full Name	Paul and Gillian Jenkins
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, we would like to take this opportunity emphasize just a few of the most important points within that response.

Q36 to 45. Sections of this consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously, 5 year housing land supply needs to be located but the consultation document indicates that DBC has ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly, DBC has carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from a failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) –

	and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO18784
Full Name	Berkhamsted Citizens
Company / Organisation	Berkhamsted Citizens
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) see copy below <p>Question 4</p> <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it's pie in the sky</p> <ul style="list-style-type: none"> The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital). It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes. We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to

respect our industrial heritage and to promote tourism

- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

Question 5

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

Question 7

Do you agree with the proposed policy coverage of the new Local Plan?

Yes

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

Include files	
Number	Question 39
ID	LPIO18833
Full Name	Lyndsay Slater
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt</p>

boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this

	<ul style="list-style-type: none"> Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO18880
Full Name	Andrew and Margit Dobbie
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel</p>

Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the

	<p>rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO18926
Full Name	Katherine Cassels
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 entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</p> <p>...</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p>

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the

	Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO18949
Full Name	Rupert Symmons
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is our preferred option.
Include files	
Number	Question 39
ID	LPIO19004
Full Name	Mrs Emma Robertson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO19013

Full Name	Caroline Howard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Concerning the building of new homes in Dacorum, I support Option 1 Section A.</p> <p>This does not include Shendish, which is not in Hemel Hempstead but Kings Langley.</p> <p>I am opposed to the proposed building of any more houses than 603 houses and in particular to building in Kings Langley and on Green Belt.</p> <p>My main objections are as follows</p> <ol style="list-style-type: none"> 1 The complete loss of the "village" . The boundaries of Kings Langley would coalesce into Apsley and Hemel Hempstead , and completely lose its character as a village. 2 The road networks are already very heavy. It takes half an hour at busy times to drive to Kings Langley station (to get to London). This would become impossible. <p>We already have a by-pass and this is already solid with stationary traffic at peak times, feeding the M25 and M1. Inevitably an average of one person in each new household would work in London.</p> <p>Traffic in the other direction going from Kings Langley to Hemel and to the sports centre at Box Moor and the Magic roundabout is extremely slow and heavy in the rush hour and after school drop off and pick up.</p> <ol style="list-style-type: none"> 1 The train line to London would become impossible, in terms of places on the train, and traffic to the station. <p>4. The nearest A and E is Watford. This is already too far and too slow (re traffic) and would be dangerously unviable with massive building in Kings Langley.</p> <p>5. Wayside Farm is one of only 2 Jersey herds in the county. It would be a great shame to lose it.</p> <p>6. Losing Wayside Farm and Rectory Farm would lose forever green spaces and areas of great beauty for us and our children.</p>
Include files	
Number	Question 39
ID	LPIO19020
Full Name	Mr Phil Cheetham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Green belt land should be preserved and where there is insufficient brownfield sites then only as a last resort should green belt be considered. When it is considered a last resort, the area has to be able to sustain an increase in population and anyone who lives in Kings Langley knows that we are already at capacity for schools, traffic etc and you only need to look at what happened with Apsley to realise what a mess allowing development to happen where the infrastructure can't support it has.</p> <p>The traffic through Kings Langley is already far too high, the schools are oversubscribed, parking is a major issue, the trains are full morning and night and developers keep wanting to redevelop or build on sites but make nowhere near enough provision for parking and Dacorum Planning are letting them do it. On page 47 of the plan it states Kings Langley has the capacity to only build a further 50 houses and that is because it is already full. You cannot just build on land because it is there and not consider the impact it would have on the local community when it is already at capacity.</p> <p>The Government plans that were announced on February 7th clearly state:</p> <ul style="list-style-type: none"> - Ministers have reaffirmed this government's commitment to the green belt – that only in exceptional circumstances may councils alter green belt boundaries after consulting local people and submitting the revised Local Plan for examination, and set out for the first time all the actions local authorities must take before considering the green belt. - The plan for 'Urban Regeneration' includes: strengthening national planning policy to create a 'de facto' presumption in favour of housing on suitable brownfield land and to drive up density levels in high demand areas while ensuring that developments are well-designed and respect the character of the local area. <p>People live in Kings Langley to enjoy some of the protected greenbelt rather than live in urban communities such as Hemel Hempstead. If the plans to build on greenbelt are adopted then a historic village would become an extension of Hemel Hempstead. The bold copy above shows why building on greenbelt in Kings Langley does not fit with government policy.</p>
Include files	
Number	Question 39
ID	LPIO19024
Full Name	Beverly Hope
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 would like to oppose any plans to build any houses, nursing homes etc. in Bovingdon.</p> <p>The village is already at total capacity and can hardly cope as it is. Doctors and Dentists are full as is the local school. There are also not enough infrastructures in place to deal with the increased capacity of Cars and People. There is no Fire Station anymore and the parking and congestion in the Village is nearing danger levels. There was a serious accident in the village last year when a car overturned in the High Street.</p> <p>Primarily, it is Green Belt land and it does conflict with Dacorum's Core Strategy to minimise impact on Green Belt. We realize that you are under pressure to build but a tiny village is not a good starting point. There are larger towns nearby with more facilities in place for New Houses.</p> <p>I therefore would answer to no 1 The draft Government Assessed Need option 1A 0 Homes ...</p> <p>I hope you will consider these points and reassess the areas where you build.</p>
Include files	
Number	Question 39
ID	LPIO19067
Full Name	Barbara Gainsley
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 attended the meeting of Berkhamsted Citizens, and my views are reflected in the conclusions we came to on the night, and our concerns about the proposed development.</p> <p>Berkhamsted is a town in a valley, it is limited by its geography, and also hugely limited by its resources and infrastructure.</p> <p>Please accept this email as my response to the proposal, I am in complete agreement with these concerns voiced by our Citizens.</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below <p>Question 4</p> <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it's pie in the sky</p>

- The vision is far removed from reality. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC’s policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate ‘vision’ for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

Question 5

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography.
- The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these

excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.

- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

Question 7

Do you agree with the proposed policy coverage of the new Local Plan?

Yes

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

Question 8

Do you agree with the proposed broad approach to distributing new development?

No

- Agree with the proposed approach – especially that Berkhamsted should continue to meet the qualities identified in Q5. Unfortunately, the options identified in section 10 fail to do this.
- The current approach is proving incompatible with preserving the character of our market towns and Berkhamsted in particular which has received a disproportionately large amount of development to date unsupported by improvements in infrastructure. Infrastructure always lags development and in some instances, such as road improvements to ease congestion, cannot be achieved given existing topographic constraints.
- The current allocation methodology also ignores “spill over effects” into neighbouring areas such as vehicle usage from LA3 into Berkhamsted. Planned development should not be a proportional arithmetic exercise when it comes to distribution.
- This matching of infrastructure and development would appear to be only achievable with large concentrated developments rather than through much smaller ad hoc developments/sites.
- More consideration should be given to placing more (but not major) development in villages to support local amenities and ensure their vibrancy.
- We will have achieved target by 2020 – so we are ahead of our build rate – want us to continue at 73 pa rather than 47

Include files	
Number	Question 39
ID	LPIO19124
Full Name	Bill Ahearn
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO19183
Full Name	Ms Sarah Hain
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO19240
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	No
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	

Number	Question 39
ID	LPIO19297
Full Name	Marcus, Jane, Abigail and Jennifer Fox
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO19351
Full Name	Stuart, Miranda & Melissa Kay
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would</p>

immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town's historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO19401
Full Name	Wai Tang and Greg Barfoot
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please note we are aware that 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 we wish DBC to add BRAG's responses under our name.</p> <p>We wish to add our concerns to the DBC local plan issues and options consultation.</p> <p>We are particularly concerned about the following</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning "June 2016") and the commitment to</p>

protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess

	<ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO19447
Full Name	Philippa Jones
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 enclose a response to the impact of Dacorum Local Plan on Berkhamsted. This document was drawn up by a number of people including myself, and based on the Berkhamsted Citizens meeting on the Local Plan.</p> <p>Question 39</p> <p><i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> No This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below <p>Question 4</p> <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it’s pie in the sky</p> <ul style="list-style-type: none"> The vision is far removed from reality. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had almost no impact on the realities of travelling to the hospital).

- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

Question 5

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

Question 7

Do you agree with the proposed policy coverage of the new Local Plan?

Yes

	<ul style="list-style-type: none"> Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.
Include files	
Number	Question 39
ID	LPIO19502
Full Name	John Wignall
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 would like to endorse the findings of the attached report prepared for the Grove Fields Residents Association.</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO19559
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO19617
Full Name	Mark Lawson and Sharon Wilkie

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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO19673
Full Name	Vivienne Inmonger
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO19732
Full Name	John Inmonger
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO19746
Full Name	Mr Robin 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><u>Please note</u> that Ridgeway Close and Shendish are in the village of Kings Langley not Hemel Hempstead, as is suggested in your options paper.</p> <p>I would like to feed back on the house building programme consultation paper that was published last month. I, along with more than 800 other Kings Langley residents attended an Extraordinary Parish meeting on the 14th of November where there was overwhelming support for Kings Langley parish to hold a village poll on these proposals, which is being arranged right now. There was passionate opposition to green belt development expressed at that meeting.</p> <p>I do not believe that it is sustainable to build a significant number of houses in and around Kings Langley village. Option 1A appears to have the lowest impact on the village but I want to emphasise that if Option 1A is selected, this should <u>exclude</u> site reference HH-h3 the Shendish Manor development, which appears to be incorrectly listed under Hemel Hempstead, when it is clearly in Kings Langley.</p> <p>To provide some rationale for my objection, I would put forward the following points:</p> <p><u>Roads & Safety</u></p>

I attach some photos taken outside my house, Ridgeway Close, just off the A4251 London Road right at the bottom of the single narrow access lane that goes up to Shendish Manor. Every single day around rush hour in the morning and evening, there is total gridlock outside our house. Hundreds of cars sit stationary for around an hour while everyone struggles to get to work and do the school run. Since all the new builds have gone up around Apsley Lock and down to Red Lion lane, the parking and travel situation around our area has become ridiculous, and the air quality when walking out the door in the morning is very poor due to all these stationary cars sitting with their engines running, going nowhere. Building any more houses along this road without a significant and impractical upgrade/bypass cannot be considered. The traffic is already at crisis levels and something urgent needs to be done simply to cope with existing demand. Building more houses, unless they were built without parking and on condition that owners are now allowed to own cars, as some cities in the UK do, would be throwing petrol on the fire, do not even consider it. Crossing the A4251 tends to be a dangerous experience due to a lack of pedestrian crossing points, very narrow pavements, and on the occasions when traffic is moving (ie. not around rush hour) visibility is poor on many bends, and I see kids having to make a dash to get across, dodging frustrated drivers.

If new development were to be entertained at Shendish Manor, a new slip road directly off the A41 bypass would have to be constructed before any housing was built. The narrow unlit lane up to Shendish, which goes over a single track stone bridge, will not in any way be suitable to service 900+ homes plus the proposed Primary school. It would have to be linked directly to the A41 only, to keep any traffic from that development off the A4251.

Hospitals & Doctors Surgeries

My wife is currently pregnant and the maternity units at both Hemel Hempstead Hospital and St Albans hospitals have been closed in the past few years, meaning that Watford is the only feasible option for us. It is a significant source of stress to us right now, that if she was to go into labour during a busy time of day, it could easily take us 90 minutes to get to Watford Hospital in the current traffic congestion we have been experiencing since the new builds went up, and nothing was done about transport. It can easily take us 10+ minutes just to turn out of our street onto the A4251 with frustrated drivers sitting nose-to-tail in gridlock refusing to make way for us to join.

If a significant number of new houses are to be built in this area, much improved hospital provision will be required. Hemel hospital A&E would need to be re-instated and the trend to run things down in that hospital completely reversed, or a brand new hospital would need to be built. You can't green light all these additional houses without careful consideration and provision of adequate healthcare for routine and emergency treatment.

In terms of doctors surgeries, at least one additional surgery would be required to cope with thousands of additional families living in the semi-rural Kings Langley locale. I do not believe that the existing two surgeries could cope without significant expansion, which in the case of Haverfield would not be possible.

Schools

The proposal for the build up at Shendish includes a Primary School I understand. There would obviously also be a requirement for a significant number of additional secondary school places if so many families are to be brought into the area. Why would the proposal add a Primary School but not a Secondary School, given that there is already a Primary school closer to this development than any secondary school? I understand that Kings Langley secondary school, the only regular (non-private) secondary school in the village is close to capacity, and has just been re-developed, where some of the land that it could potentially expand onto was sold to developers. Rudolph Steiner school appears to be in danger of being closed after a number of negative stories in the press. It is not sustainable to build this many new houses without provision of additional Secondary school places.

Trains to London

I commute daily into London from Apsley Station on the London Midland service into Euston. At rush hour the trains are totally packed beyond full, with standing room only, if that. It is often like traveling in the London Tube in rush hour, crammed against a wall or door for the entire trip into London, with more and more people getting on at each stop, on ancient draughty rolling stock. The train service today is barely fit for purpose. More people cannot be brought to live in this area without additional trains, longer trains, or a more frequent service. The planning department cannot put blinkers on and say this is the responsibility of another department - it will be a very real problem that will bring misery to hundreds/thousands of commuters day in and day out. Something must be done to add additional train services if any more houses are to be built in this area. Apsley station is also close to capacity at rush hour with 20-25 minute queues to buy tickets from the single ticket machine and booking office if it is open. The platforms sometimes get dangerously full with commuters if a train is delayed or cancelled, and 2x the people try to get on the next service. These facts cannot be ignored and the solutions are going to be expensive and time consuming to implement. You have got to assume that a fair proportion of people moving to this area are going to be commuting into London, given the vicinity. It will be a major issue.

Parking

There are already issues with parking in Kings Langley village and up around Ridgeway Close and Shendish edge. Proposals to put down double yellow lines or single yellows in some areas have been discussed in the past. As more and more houses get built, it is becoming a bigger and bigger problem. Specifically in Red Lion lane, since the new flats were built along there, that road now

has parked cars solid along both sides, making HGV and Bus access more difficult. Similarly, cars park on both sides of the road in the KL village centre, making it hard to busses, HGVs and larger vehicles to pass each other, exacerbating the traffic problems around rush hour, and making the air more polluted. Building hundreds of new high-density flats (as I assume these will end up being, probably not detached bungalows) with one or two allocated spots each at best, will not neutralise the impact of these new properties on the parking issues in the local area. Unless these properties can be built with conditions that the owner may not have a car, which I'm sure won't happen, then the parking and traffic situation locally will become unbearable, as it is close to being already.

Inadequate access to Shendish

As I mentioned above the lane up to Shendish today is a very narrow, unlit lane which takes a very modest amount of traffic up to the manor house and the handful of historical houses up there. It is totally unsuitable to carry a significant volume of traffic. The junction onto A4251 is already on a very congested bit of road, and comes out within a few feet of the end of my road, Ridgeway Close, so I frequently have to walk across the Shendish lane when I walk anywhere from my house (as there is no pavement in the other direction). Increasing the traffic volume on this road will be unsafe, as the junction itself cannot be widened as there is a house directly on each side, and it is a blind 90 degree bend almost immediately off A4251, so you don't see cars coming - but you can rely on the fact that they come up and down very rarely today. If volumes increased, this lane would be unsafe for pedestrians.

The only option I can see would be to build the new houses without access to this lane, and build a slip road directly off the A41 for them. If they were connected at both ends, you'd end up with a rat run to get on/off the A41, which would make matters even worse. I'd imagine the lead time to get a slip road built across the private land onto the A41 would add a lot of pre-work and cost to the development project.

Jobs

There are very few jobs in and around the village. If the proposal is to build a significant portion of affordable housing for people to live in, it makes sense that they should live close to where they work. There are a very small number of boutique shops in the village, which would be a considerable walk down from Shendish. It makes sense to build more houses on brown field sites close to Hemel Hempstead and St Albans, where the jobs are. There are very few in the Village, and adding houses where there are no jobs will add to the transport problems. People should be able to walk or cycle to work.

Wayside Farm Impact

I understand that some of the options under consideration would include development on Wayside Farm at the south end of the village. I would point out that Wayside farm is one of only two working dairy farms in this constituency, and has been a great local success

story. Charlie, the tenant in Wayside is well known in the village and sells delicious raw milk to the local residents, promoting health and a connection with the rural heritage of the area. This farm cannot be allowed to disappear, it must remain in council hands, and under the existing tenancy for as long as Charlie is willing to work the farm.

Kings Langley is a special Village

Kings Langley is a special place. It is a village, by definition a small settlement. It is surrounded by green belt, which was designated for a reason, that must be respected. It is not part of Watford and not part of Hemel Hempstead, it is a separate place with its own unique character and identity. I have great fears that development after development, Hemel is encroaching from the north and Watford is encroaching from the south - if the green belt designation is not respected, that it will be swallowed up. The proposed developments at Wayside and Hill farms would allow initially a limited number of houses to be built, but there is a huge danger of a coalescence of settlements, these builds to the south of the village plus the proposed Shendish development would effectively mean that Hemel would extend all the way to the M25 - if these builds are permitted, there is a real danger that further development would not be controlled and Hemel would sprawl all the way down to the M25/A41 junction, and within striking distance of Watford, which would most likely be undergoing similar development to expand it northwards. This cannot be a future that any of us want or can allow to happen. The village will be gone. it's ethos lost forever.

On the farm developments (Q46) I would state that Hill Farm is not suitable for development as it has a lack of access and is too far from the village. Wayside (as stated above) could not be controlled and will be sprawling to the A41 eventually, once the precedent is set.

In specific response to Question 22 - the proposal to provide additional office space on the farm site. I would point out that the office space that has been made available to the north of the borough, for the same rationale, has not been taken up and remains vacant.

I believe that building more houses in the Kings Langley village area (including Shendish) will have a direct adverse impact on the health, leisure, education and happiness of me and my family and I am totally opposed to it. The infrastructure around the village is already creaking under the weight of all the recent developments - the proposals in this document would magnify these issues tenfold. Unless a joined up proposal can be put forward which addresses the issues of schools, hospitals, doctors surgeries, roads, public transport and the environment, showing that all will be funded and addresses coherently and in parallel, this development cannot be permitted, obviously. Whatever the government strategy, it cannot ignore reality, and departments can't pass the buck and operate with blinkers on, ignorant of the real world impact of their decisions.

I bought my house in Ridgeway Close as a semi-rural location on the edge of the Kings Langley village. All the

	<p>new builds around here are advertising an idyllic semi-rural life with rolling fields, trees, wildlife and walks in the countryside. This vision for Hertfordshire can only hold if the green belt is respected, the character of areas and separation between settlements is respected. Progress is required, but it cannot be done without regard for the heritage, character and spirit of the special locations that exist around Dacorum. Kings Langley was once the capital of England for a short period. Please don't allow it to disappear.</p>
Include files	Robin Brown Traffic Pictures.pdf
Number	Question 39
ID	LPIO19786
Full Name	Ben Barth
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 proposed local plan are set out on the attached document which I fully endorse (full document on q 46)</p> <p>Question 39</p> <p><i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (Copy below) • Question 4 <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it's pie in the sky</p> <ul style="list-style-type: none"> • The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital). • It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes. • We have in Dacorum a USP of two irreplaceable water courses, the Grand Union

Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.

- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

Question 5

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

Question 7

Do you agree with the proposed policy coverage of the new Local Plan?

	<p>Yes</p> <ul style="list-style-type: none"> Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.
Include files	
Number	Question 39
ID	LPIO19855
Full Name	Jon Esson
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 am a member of the Grove Fields Residents Association and support the findings set out in their report as attached</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO19869
Full Name	Pat McCombe
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 strongly object to the plans for DBC to release greenbelt land for building on</p> <p>My preferred option is 1A, not including Shensdish (Site reference HH-h3).</p> <p>Kings Langley is a village with clear boundaries which retain its character and atmosphere even with its close proximity to the M25 and A41. The loss of Wayside Farm would be catastrophic - it supports wildlife, houses one of only 2 herds of Jersey cows in the county which supply raw milk and also has a local farm shop. To also include commercial units on this site seems a contradiction in ideas as a nearby commercial unit is being converted into flats, advertised as 'Luxury apartments'.</p>

	<p>A number of local areas (such as Bovington, Chipperfield, Hemel Hempstead and Apsley) already use the High Street and other local roads. This causes congestion not only at peak times but regularly along these roads and lanes.</p> <p>I have a real concern that although council has a target that 40 percent of houses built should be affordable housing, reports seem to indicate that developers are able to avoid this if they feel they will not make a reasonable profit.</p> <p>It is well documented how much strain Watford General Hospital is under and adding to this must be undesirable. Recent reports also indicate that services are to be further downgraded at Hemel Hempstead Hospital, (also an undesirable situation.) Local primary and secondary schools would also be put under strain. Kings Langley Senior School has only just been rebuilt, doing away with temporary classrooms which were in use when my own sons attended 20 years ago; it would be a retrograde step if these were reintroduced due to local over development.</p> <p>Kings Langley cannot support further development. Its historic character and identity are being threatened by these plans and other areas in the Borough can better support the necessary further development.</p> <p>I strongly advocate that you resist further development of local Greenbelt Land and concentrate instead, as the Government policy suggests, on the use of Brownfield sites and other previously developed land.</p>
Include files	
Number	Question 39
ID	LPIO19871
Full Name	Chris Ansell
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 attended the meeting at Kings Langley Cricket Club outlining the proposals for house building in Kings Langley and the surrounding areas recently and would like to offer some opinions for your consideration.</p> <p>Of all the options, obviously Option 1A is the most appropriate as I understand the council has to meet government house building targets and this option would do so without greatly impacting the lovely views and green spaces offered by Kings Langley. I do, however, want to stress that whilst agreeing with Option 1A, I don't agree with any development happening to the Shendish site (HH-h3) under this option.</p> <p>With any development set for Kings Langley and the surrounding areas, I am worried about what, and how great a impact it will have on the current infrastructure.</p>

	<p>The village itself is already very busy due an expanding village population and this can be observed when looking at the build up of vehicle traffic each day at the M25-end of the high street - there is often a bottle neck of vehicles here. I also don't think the already oversubscribed local schools and the The Nap GP surgery would be able to sufficiently cope with the amount of extra people needing to use these services. The GP surgery is highly difficult to get an appointment as it is! A good example of where new houses have been built and the infrastructure not coping is the housing estate on Red Lion Lane near Abbots Hill school - there are a great number of vehicles parked half on the pavement due to parking provisions not being properly taken into account in the early stages.</p> <p>Aside from the impending infrastructure problems, any big development that affects the countryside feel of the village and it's green spaces could severely detract people from moving to the area and cause many to move away as it becomes more town-like and loses touch with it's history. Many people enjoy walking along the public footpaths that cut through Wayside Farm and other areas due to it's scenery and Jersey Cow herd.</p> <p>During the 24 years I have lived in the village I've noticed more and more that the village is losing it's charm and draw to families. Gone are the days where you could let children play outside their homes; too much and too fast moving traffic. Further development will only serve to concrete this problem for ever and create more.</p> <p>I hope my arguments have had some affect and will be taken into account when deciding how to develop Kings Langley.</p>
Include files	
Number	Question 39
ID	LPIO19875
Full Name	Wallace and Carole Freed
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 have been residents of Kings Langley for nearly 20 years and really enjoy being part of a thriving community in a lovely village.</p> <p>We both understand that housing is vital to provide homes in our area but not on the scale that is proposed.</p> <ol style="list-style-type: none"> 1 Kings Langley is a busy village and is a thoroughfare for people travelling from Apsley and Hemel Hempstead on the A4251 towards the M25 and A41 and Watford and surrounding area. The traffic has increased dramatically since we first came here and is now unbearable. The school traffic also adds to the congestion with coaches

and buses and cars (where parents are bringing children to the schools from other areas). This is worsened because we don't have a satisfactory public transport system in the village. Everybody drives a car. Getting to Watford General is always a nightmare and takes much longer than it ever did. Visiting the vet in Watford takes over an hour in the rush hour and the vet is only at Cassiobury.

1 Kings Langley has character and special historical and medieval history. We need to keep Kings Langley as a village. Otherwise we will lose our character and identity and join up to be a coalescence with Hemel and Watford.

1 There is an abundance of wildlife living in the surrounding area of Kings Langley which must be preserved.

1 The national planning policy framework states that the green belt should serve the following purposes :

- (a) Check restricted sprawl of large built up areas
- (b) Prevent neighbouring towns merging into one another
- (c) Assist in safeguarding countryside from encroachment.
- (d) Preserve setting and special character of historic towns.

The proposals to build on 4 sites in Kings Langley are all in the green belt and therefore the above are all relevant.

1 Wayside Farm is one of only 2 dairy farms locally. The proposal to build offices and/or anything between 100 and 2,000 houses is abhorrent. The land is owned by Hertfordshire County Council and the farmer Charlie Wray is only a tenant. However he also runs the farm shop, sells raw milk to many local people and is a pillar of the community. Furthermore, there are several empty office buildings in the vicinity which have been empty for some time.

6, The sites at Hill Farm and Rectory Farm would both extend the village on the north-east corner and the north-west corner thus enlarging the village.

1 The proposal to develop Shendish would extend Hemel Hempstead South to Rucklers Lane. Rucklers Lane is a difficult junction and the access road to Shendish is very narrow and winding and is difficult now when accessing the golf club.

	<p>DBC should be looking at brownfield sites only. There is a very interesting article in The Times today (December 12) The Government says that it has a “brownfield first” policy when identifying land for more homes. To help to achieve this it has ordered all councils in England to publish registers by the end of this month of brownfield land suitable for development.</p> <p>In October Sajid Javid, the communities secretary said on <i>The Andrew Marr Show</i> on BBC One “I don’t believe that we need to focus on the green belt, there is lots of brownfield land and brownfield first has been a policy of ours for a while”.</p> <p>In view of the above and considering the various Options set out by DBC in their Consultation Document we both vote for</p> <p>1A</p>
Include files	
Number	Question 39
ID	LPIO19885
Full Name	Lena White and Clifford C Richardson
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 undersigned support ‘Option 1A’ and answering question 39</p> <p>The idea of building on the Green Belt would destroy the separation of Rucklers Lane and Hemel Hempstead and also fail to keep Kings Langley, which is a thriving village, and Hemel Hempstead apart.</p> <p>Under Option C, which the undersigned do not ascribe to would be overloading the infrastructure in regards to roads and also damage the character of Kings Langley.</p> <p>Kings Langley is a settlement /village and under this consultation document, if proceeded with, could turn a village into a small town, which would destroy the appearance, character and facilities of the village.</p> <p>Development of Hill Farm, which is at the very top of the village, far from its centre, would be totally unsustainable.</p> <p>We believe this is shown in the consultation document as being ‘on the level’ with Kings Langley Village ! but is in fact approached by three very steep hills , additional traffic would add chaos to the surrounding roads. The school area which is extremely busy in the school hours would become grid locked as the consultation document shows the access to this site being to and from Love Lane.</p> <p>The number of houses shown in the consultation document could each, have two cars and some three, which together with additional vehicles using the site</p>

	<p>result in up to two thousand vehicle movements a day, many of these at the rush hour.</p> <p>Additional traffic being funnelled down three roads each with steep inclines and finishing on the high street would also cause considerable delays.</p> <p>In the mornings it is difficult to get out of the village without long delays due to high volume of traffic and the same applies in the evenings with a heavy volume of traffic originating from the offices adjacent to Apsley station and Nash Mills estate</p> <p>In addition to this anybody from new dwellings needing to use the facilities of the village in the high street, would more than likely use a car rather than walk, knowing that the return would involve a long walk up either of the three roads with steep climbs, difficult for persons pushing prams, elderly people etc, which would increase the problems with, an already overloaded, parking situation.</p> <p>A new care home in the village, for which planning permission has been given, together with an application for an additional care home, plus further housing development which if successful, would also increase the amount of traffic trying to or using the limited parking space available.</p> <p>It should be noted that the development of the Nash Mill Estate has resulted in additional parking problems along Red Lion Road, so much that the local firemen say that they would have extreme difficulty in getting a fire tender through the maze of parked traffic</p> <p>This shows development permission being given prior to planning being arrange for a sustainable road system.</p> <p>The named site itself attracts a considerable amount of wild life, deer use this as a refuge whilst transiting the area, a colony of bats lives on the site, type unknown, but which can be seen in spring summer and autumn evenings. Fox, badger and other varied wildlife.</p> <p>Birds, a family of green woodpeckers has been resident for some years. This what 'green belt' facilitates for the local community.</p> <p>This note explains our complete opposition to this idea and to the removal of green belt land for housing</p>
Include files	
Number	Question 39
ID	LPIO19939
Full Name	Chris Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I am against this development because of the pressure on the infrastructure of Tring, I am also concerned about

	<p>that effect it will have on traffic and wildlife in the area as it is greenbelt land. (Response GFRA)</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO19996
Full Name	mrs sue van rhee
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO20053
Full Name	Kate and Ben Marston
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO20110
Full Name	Maurice and Christine O'Keefe
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO20168
Full Name	Sherry and Haydn Bond
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>

Include files	
Number	Question 39
ID	LPIO20225
Full Name	Dianne Pilkington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO20273
Full Name	Mr Peter Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I have seen the submission to DBC by the Berkhamsted Residents Action Group (BRAG), the contents of which I support.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) –

	<p>and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
Include files	
Number	Question 39
ID	LPIO20328
Full Name	David Clarke
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO20386
Full Name	Deborah Turnbull
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO20434
Full Name	Jane Collis
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 would like to express my support of option 1B and endorse BRAG's response to the DBC proposals as per the attached. I am concerned by the key features of other options, as follows:</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO20496
Full Name	Mr David Parker
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LP1020543
Full Name	DR Brigitta Case
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 have attended several meetings, talked with Town Councillors and Dacorum Planners to better understand the Options outlined in the Core Strategy Plan for Dacorum.</p> <p>As a Berkhamsted resident who has enjoyed associations with the town for 50 years, I feel a responsibility to speak out and air my views – shared by many with whom I have spoken on this subject.</p> <p>The 46 Questions have been eloquently answered by many and I support the answers given by both the Berkhamsted Citizens’ Association and the Berkhamsted Residents Action Group. It seems to me that there is much repetition of the points made and so I have opted to write in email/letter format to list and outline the main points I feel should be considered.</p> <p>BRAG and Berkhamsted Citizens responses to this question are below - (the full document response are attached to the two Question 46</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives,

policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted

and under Government policy cannot lead to Green Belt boundary changes.

COPY BRAG Q 4 to 7 -

BRAG response to Question 4 (please note full document is attached to Q46)

Question 4 *Do you agree with the suggested vision for the Borough?*

No

- The vision is far removed from reality. To be credible they should stand a realistic chance of being achievable. The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements – just the opposite. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had very little impact on the realities of travelling to the hospital).
- Disagree that the Watford Health Campus is an appropriate/adequate ‘vision’ for the health care aspirations of Dacorum.
- To suggest that the character of our market towns will be preserved with the escalating housing targets envisaged is laughable. The topography of many of our towns and villages make some of the aspirations in relation to pedestrians and cyclists unachievable
- Elderly care has been omitted from the vision, as has mental health
- There is no recognition of the benefits of increased cultural provision in the Borough

BRAG response to Question 5 (please note full document is attached to Q46)

Question 5 *Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?*

Yes

- Unfortunately nothing in this consultation convinces BRAG that they will continue to be reflected in the new Local plan

BRAG response to Question 6 (please note full document is attached to Q46)

Question 6 *Do you agree with the suggested objectives for the new Local Plan?*

Yes

- Strongly agree – all options should be robustly measured against these objectives. Planners need to demonstrate that they are ‘Living the Vision’ –

or accept that it is entirely unrealistic and be honest with the local population

BRAG response to Question 7 (please note full document is attached to Q46)

Question 7 *Do you agree with the proposed policy coverage of the new Local Plan?*

Yes

- Policies identified are crucial – all options should be measured against them

Berkhamsted Citizens response

Is Option 1A your preferred option for delivering the growth needs of the Borough?

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below

Question 4

Do you agree with the suggested vision for the Borough?

No – it's pie in the sky

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel

Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington,
or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography
- The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

Question 7

Do you agree with the proposed policy coverage of the new Local Plan?

Yes

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

Include files	
Number	Question 39
ID	LPIO20590
Full Name	Christine Manning
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 would like to support the views put forward by the Berkhamsted Citizens Association in their response to the Core Strategy</p> <p><i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p>

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (Copy Below)

Question 4

Do you agree with the suggested vision for the Borough?

No – it's pie in the sky

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function

	<p>and character of the <i>towns</i>, villages and countryside</p> <ul style="list-style-type: none"> • Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored • The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of adequate new infrastructure with development <p>Question 7 <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals
Include files	
Number	Question 39
ID	LPIO20662
Full Name	Jane Hawkins
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 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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO20718
Full Name	Keiron Wybrow
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO20766
Full Name	Christopher Townsend
Company / Organisation	
Position	Councillor, Tring Town Council
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 Tring Town Council I agree with all the responses that have been submitted by Tring Town Council with the exception of our endorsement of Option 1A. My minority opinion is that Option 1B is preferable as this option provides greater protection to the Green Belt.</p> <p>(Tring Town Council response to Q39 - Yes</p> <p>The capacity of Dacorum to accommodate new growth is a function of Hemel Hempstead's capacity.</p> <p>The extent of protected land – Green Belt and the Chilterns A.O.N.B. – and the application of Policy CS1 preclude anything beyond a modest contribution from the market towns, larger villages and rural areas. The existing allocations under the Site Allocations document effectively take up that capacity already.</p> <p>As the lowest level of housing provision included in the options in the consultation, this is the most likely to be achievable on a sustainable basis. The ability to absorb higher levels of housing growth is dependent upon them being taken by Hemel Hempstead.</p> <p>In accepting an allocation, Tring sees this as part of a mixed development on site Tr-h5 Dunsley Farm that would address the Town's existing priorities arising from the Core Strategy's additional 500 houses in Tring:</p>

	<ul style="list-style-type: none"> • Employment land and more sports/leisure facilities • Social rented housing, and affordable shared-ownership schemes <p>Minimal impact on the countryside</p>
Include files	
Number	Question 39
ID	LPIO20814
Full Name	Usha Kilich
Company / Organisation	Northchurch Parish Council
Position	Parish Clerk
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO20860
Full Name	Mr Iain Manson
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 have also tapped into the support of Berkhamsted Residents Action Group and have attached much more detailed comments that have been put together by that group, all of which I support. These comments are rather long, but I feel it is important to repeat them in detail.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for

example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 39
ID	LPIO20936
Full Name	Mr Jake Storey
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 live in Berkhamsted and have witnessed the size of the small town growing in an unsustainable manner. As a result I joined SYBRA and also now BRAG. I have attached the BRAG response to your proposals</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town" • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once

	<p>it is full it is full and adding extra just makes for one almighty mess</p> <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO20991
Full Name	Mr & Mrs J.D Battye
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>Q39.(1A) BRAG.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives,

policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted

	<p>and under Government policy cannot lead to Green Belt boundary changes.</p> <p>Berkhamsted Town Council response</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)</p>
Include files	
Number	Question 39
ID	LPIO21024
Full Name	Mrs Irene Beck
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 object to the latest proposals as I feel that the infrastructure cannot cope at the moment ie: the surgery is oversubscribed and it's difficult to get an appointment. Also the school is oversubscribed and the roads cannot cope with the existing traffic and no improvements planned.</p> <p>I feel we would lose what little Green Belt we have. Once lost we cannot retrieve it.</p> <p>Also the proposed sites are in an area of outstanding beauty.</p> <p>Kings Langley would disappear as a village and become a suburb of Hemel Hempstead.</p> <p>There are brown sites suitable for development in Hemel near industry and therefore minimising the impact on pollution as there would be less travelling.</p> <p>I also think that very little of this housing would be for affordable housing, only benefiting the developers.</p> <p>I therefore propose option 1a.</p>
Include files	
Number	Question 39
ID	LPIO21076
Full Name	julie owen
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 attached report says what we friends of Grove Fields cannot say in the correct language.</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO21141
Full Name	Sheron Wilkie
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please find attached report regarding your proposed development in Tring as submission opposing this proposal (GFRA)</p> <p>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39
ID	LPIO21170
Full Name	St Albans Diocesan Board of Finance
Company / Organisation	St Albans Diocesan Board of Finance
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> SADBF suggest that DBC should plan for a hybrid between options 2A and 3, where a housing target of up to 1,100 dwellings per year is planned with a distribution focusing on the three main settlements and also with recognition that development at smaller villages can provide sustainable growth for these communities SADBF suggests it is necessary to plan for scenario 3 to ensure the Plan that is produced will be sound and pass through examination by Inspector

Include files	
Number	Question 39
ID	LPIO21217
Full Name	Sarah Lightfoot
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town." • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. • Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. • Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. • Berkhamsted must not be punished because the town has developed at a faster rate than required

	<p>by the Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO21264
Full Name	Sarah Lightfoot
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>A recent report by the Chilterns Conservation Board on the Cumulative Impact of Development on the Chilterns AONB has also not been considered and should be taken into account. I strongly support their submission (below)</p> <p>The Chilterns Conservation Board objects to this option because it potentially involves major development in the Chilterns AONB at Tring (site Tr-h4) and Berkhamsted (site Be-h8) which the NPPF para 116 states should be refused except in exceptional circumstances and where it can be demonstrated it is in the public interest. Meeting housing figures is not an exceptional circumstance, there are alternatives in the housing market area not in the AONB. Development of these greenfield sites in the AONB would not conserve and enhance the natural beauty of the AONB or meet the vision .</p> <p>This option also involves developing multiple sites in the Setting of the AONB at Hemel Hempstead, Tring and Berkhamsted, with considerable cumulative encroachment up to AONB boundaries on multiple sides of these settlements. This is likely to harm the setting of the Chilterns AONB. Other options avoid this and perform better.</p>

The statutory Chilterns AONB Management Plan 2014-2018 explains how developments outside the AONB but in its setting can affect the AONB. It includes the following policies:

Vision: The setting of the Chilterns is valued and protected by ensuring development adjacent to the AONB also respects its national importance.

Policy L4: The distinctive character of buildings, rural settlements and their landscape setting should be conserved and enhanced.

Policy L5: Developments which detract from the Chilterns' special character should be resisted.

Policy L7: The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns.

Policy L8: Landscape close to existing and new areas of development should be maintained and enhanced to conserve, enhance and extend: natural capital; green infrastructure; character and amenity; biodiversity; and opportunities for recreation

Policy D8: The retention or creation, and long term maintenance, of green infrastructure should be sought when development is proposed in, or adjacent to the AONB

Policy D9: Full account should be taken of the likely impacts of developments on the setting of the AONB.

There is further advice in the Chilterns Conservation Board's Position Statement on Development Affecting the Setting of the AONB, available at <http://www.chilterns.org/conservation/development/positionstatement>. It identifies that:

Examples of adverse impacts include:

- Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way;
- Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB;
- Breaking the skyline, particularly when this is associated with developments that have a vertical emphasis and/or movement (viaducts, chimneys, plumes or rotors for example);
- The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways;
- Loss of tranquillity through the introduction of lighting, noise, or traffic movement;
- Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB;
- Change of use of land that is of sufficient scale to cause harm to landscape character;
- Loss of biodiversity, particularly in connection with those habitats or species of importance in the AONB;
- Loss of features of historic interest, particularly if these are contiguous with the AONB;

	<p>- Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes, and</p> <p>- Increase in air or water pollution.</p> <p>- Adverse impacts might not be visual. The special qualities of the Chilterns AONB include tranquillity. A development which is noisy may well impact adversely on tranquillity even if not visible from the AONB.</p> <p>The Council must give great weight to the Chilterns AONB (NPPF para 115) and is under a legal duty to have regard to the purpose of conserving and enhancing the natural beauty of the Chilterns AONB (Countryside and Rights of Way Act 2000 section 85) The Chilterns AONB is nationally protected as one of the country's finest landscapes, and has the same level of protection (the highest) as National Parks (NPPF para 115). The location of growth should be informed by sustainability appraisal and assessment of the cumulative effects on development on the Chilterns AONB, including effects on natural beauty, ecology, habitat fragmentation, air quality, tranquillity, water abstraction from chalk streams, visitor pressure etc. Please see the recently published guidance from the Chilterns Conservation Board: Position Statement on Cumulative Impacts of Developments on the Chilterns AONB which should be of assistance in identifying effects and assessing them, it is available online at http://www.chilternsconservationboard.org.uk/development/position-statement/</p>
Include files	
Number	Question 39
ID	LPIO21340
Full Name	Antony Harbidge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p>

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building

	in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO21386
Full Name	Helen Kington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town" • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10

	<p>years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO21429
Full Name	Mr R Smith and Mr A Lyell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	1.33.1 The Landowners suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with a distribution focussing on the three main settlements,

	<p>also with a level of growth at larger villages to support sustainable growth at these locations too</p> <p>1.33.2 The Landowners suggests it is necessary to plan for scenario 3 to ensure The Plan that is produced will be sound and pass through examination by Inspector.</p>
Include files	
Number	Question 39
ID	LPIO21438
Full Name	Paul Walsh
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Q.39 Option 1A Yes</p> <p>My preferred option to the DBC consultation is option IA -</p> <p>(Based on the Governments draft figure for new house building each year in Dacorum ie 603 houses). Ie building around Heme! Hempstead, Berkhampstead and Tring</p> <p>I strongly object to any green belt development in and around Kings Langley village. The village can only support another 50 or so houses.</p> <p>The proposed development is totally unsustainable in terms of the huge impact it would have on the village ethos and its surroundings. It will lose its character and charm.</p> <p>KL village has a medieval historic past and has developed slowly over the years to become a very desirable place to live.</p> <p>It's very close to the countryside, with many footpaths, some popular farms, in particular Wayside Dairy Farm where people come from far and wide to purchase their milk.</p> <p>It will destroy the village status, local wildlife and cause overcrowding of local amenities such as doctors surgeries, schools and emergency services.</p> <p>The village already has an industrial/commercial development around its outskirts, which causes traffic jams at times.</p> <p>The village has grown to such an extent that it is almost at bursting point especially during rush hour. Travel times to the Watford A&E hospital can already take up to an hour during rush hour.</p> <p>There is no scope for any future roads to support the potential huge increase of traffic.</p> <p>There is no detailed/extensive research into how its proposals would affect the existing infrastructure around the village.</p>

	<p>Heme! Hempstead and other surrounding towns are much more suitable to future expansion as they have a much better road and rail system in place.</p> <p>DBC should adhere to the Governments 'National Planning Policy, on Green Belt land, where it states that</p> <ul style="list-style-type: none"> • Neighbouring towns should not merge with each other • Safeguarding the countryside from • Preserve setting and special character of historic towns and villages <p>However-</p> <p>DBC has recently started up a register of Brownfield land/sites (as required by a Government scheme). Its main purpose is to identify what sites that may be suitable for housing.</p> <p>They have asked anyone to put forward potential sites.</p> <p>The council will consider these for inclusion into their next Brownfield Land Register 2018 Coincidentally it starts from 13 December 2017, just after the DBC consultation ends.</p> <p>This is a very positive move as it could be a solution to the future needs of housing in DBC whilst protecting the countryside/green belt around KL village.</p> <p>Surely this is a better way of achieving Government targets and directives</p>
Include files	
Number	Question 39
ID	LPIO21449
Full Name	Majesticare Limited
Company / Organisation	Majesticare Ltd
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Q.39 and 40 No Yes to both questions and add comments belwo in each case.</p> <p>43. We do not support options 1A and 1B as these options identify either no homes in theGreen Belt, or only a small number of homes to be developed in the Green Belt in Berkhamsted. The options also both propose the limited expansion of Berkhamsted. We consider that land designated as Green Belt will need to be released for residential development, and that options 1A and 1B do not realistically reflect this requirement. We also consider that Berkhamsted requires development and additional infrastructure and service provisions in order for it to maintain its current status as a sustainable and vibrant market town</p>
Include files	
Number	Question 39

ID	LPIO21465
Full Name	Audley Court Ltd
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Q.39 and 40 No in both cases.</p> <p>44. We do not support options 1A and 1B presented in the Issues and Options consultation documents for the following reasons. The options both propose the limited expansion of Berkhamsted as a market town. Both of these options also identify either no homes to be developed in the Green Belt, or only a small number of homes to be developed in the Green Belt in Berkhamsted</p>
Include files	
Number	Question 39
ID	LPIO21477
Full Name	Luton Airport
Company / Organisation	Luton Airport
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Questions 39 to 45 Options for Growth - No in all cases [copy across text below for each question]</p> <p>LLA wishes to make representations regarding the Options for Growth. The following representations would cover questions 39 to 45. The options propose a minimum of 200, and a maximum of 800, extra residential dwellings in the Markyate area.</p> <p>As you are aware, LLA is committed to being a good neighbour and endeavours at all times to minimise the impact of its operations on local communities.</p> <p>As demonstrated by the LLA Noise Action Plan 2013-2018, developed in conjunction with stakeholders including your Council, some of the areas identified as having potential for growth are below the flightpaths.</p> <p>The map extracts below show the Noise Contour Maps (as taken from the Noise Action Plan 2013-2018) which show the 54 dB LAEQ 16hr contour and the 48 dB Lnight contour.</p> <p>(for noise contour maps see attached document)</p> <p>Action 17 of the LLA Noise Action Plan 2013-2018 states that LLA will discourage residential development close to the airport boundary or areas affected by aircraft noise, in liaison with Local Authorities. LLA are concerned with the proposal to increase, potentially</p>

	<p>significantly, the number of residential dwellings within, or close to, the approach or departure paths that aircraft use.</p> <p>As you are aware, in preparing Local Plans, Local Authorities are required to have regard to policies and advice issued by the Secretary of State.</p> <p>The Government's Aviation Policy Framework 2013 states <i>"The Government's overall policy on aviation noise is to limit and, where possible, reduce the number of people in the UK significantly affected by aircraft noise"</i>. The Framework goes on to state: <i>"We will continue to treat the 57dB LAeq 16 hour contour as the average level of daytime aircraft noise marking the approximate onset of significant community annoyance. However, this does not mean that all people within this contour will experience significant adverse effects from aircraft noise. Nor does it mean that no-one outside of this contour will consider themselves annoyed by aircraft noise."</i></p> <p>LLA is increasing in size to accommodate an operational capacity of 18 million passengers per year. LLA are committed to develop and deliver policies, procedures and measures which will help to minimise the effects of aircraft noise and encourage improvements from airlines and other operators. However, an increase in residential dwellings in the Markyate area would potentially increase the number of people who may be impacted upon by aircraft noise.</p> <p>LLA urge Dacorum Borough Council to consider fully the impact that aircraft noise may have upon any new residential dwellings within the noise contour areas. If your Council, when assessing the views gathered by this consultation, and the future consultation stages of the draft Local Plan, do consider that Markyate is an appropriate area for growth, we request that LLA are fully involved in assessing where such new dwellings should be sited, and, what noise insulation measures must be required, as part of any future planning process.</p>
Include files	Ellen O'Grady - Luton Airport Draft Dacorum BC Issues and Options LP Reps.pdf
Number	Question 39
ID	LPIO21503
Full Name	Hightown Housing Association
Company / Organisation	Hightown Housing Association
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Question 39 Is Option 1A your preferred option for delivering the growth needs of the Borough?</p> <p>No.</p>
Include files	
Number	Question 39

ID	LPIO21566
Full Name	Mrs Valerie Silverton
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 have read the proposals and strongly agree BRAG's responses.</p> <p>BRAG response to Question 39 (please note full document is attached to Q46)</p> <p>Question 39 <i>Is Option 1A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town" • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

	<ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO21623
Full Name	Mr Charlie and Claire Laing
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>GFRA Response to Question 39, full document attached to question 46</p> <p>Option 1A is not the preferred option for delivering growth needs within the Borough as it is considered the subsequent proportion of houses applied to Tring is proportionally an over-allocation for this option</p>
Include files	
Number	Question 39

ID	LPIO21658
Full Name	Mrs Melanie and Peter Domb
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 know that you will have had many emails on the subject of development of the Green Belt sites in and around Kings Langley.</p> <p>I have only lived in KL since 1997 when I moved into a fairly quiet, sleepy village.</p> <p>I moved into a house called The Old Red Lion in Waterside which was built in 1525.</p> <p>During the course of my 9 year ownership of that house, the development at Apsley Lock was built. This was followed by the Development of the Ovaltine Factory. The small road (Waterside) has had to bear the brunt of all the extra traffic generated by these, and other, small developments in the area. The traffic driving up Waterside caused structural damage to the Grade II listed building we lived in and we had to put up extra supports to stop the ceiling falling down. This was nothing to do with the structure of the house, but more to do with the vibration caused by all the cars.</p> <p>Eventually, we moved out of Waterside as it was becoming a rat run of traffic coming from the other side of the canal. We moved to Common Lane in 2006.</p> <p>A couple of years later, the Royal Mail sorting office was closed and the building was pulled down to make way for the new Care Home with 40 beds and inadequate parking spaces which will be finished in 2019. This will result in more cars being parked on the High Street as the car park in Langley Hill is always full by 9am. Without a sorting office, all the residents of Kings Langley have to collect their parcels (as most of them are at work) from the small Post Office on the corner of Common Lane. There are two laybys for parking. One (in the High Street) has 4 car spaces and 2 disabled spaces. The one in Common Lane has 3-4 spaces and is restricted between 1 and 1.30 so people can't pick their parcels up in their lunch break. Cars are frequently parked on the yellow line or left totally blocking the pavement by the Fire Station. There is no pavement on the other side. This frequently causes chaos, especially during the school pick up time when cars coming down Common Lane to the High Street can't get past the parked cars on the left. This is dangerous for the children leaving school and makes it very difficult for cars trying to drive in the opposite direction. Nothing has been done to alleviate the problem.</p>

Furthermore, planning permission is about to be granted for another 40 retirement homes in Kings Langley Village despite huge opposition from the local residents. This will not only ruin the views of the cottages in the conservation area behind the current 4 houses but, again, is not providing enough parking. The developers McCarthy and Stone, have hoodwinked the Council into believing that retirees don't have cars, nor do they have visitors or carers. They have cited that there is 'ample parking' on the Hempstead Road. There is not. This will cause more traffic chaos.

Added to that are the 280 homes which are to be built in Frogmore Lane. This is a brownfield site and quite the right place to put residential homes. HOWEVER: access from Frogmore Lane is onto Durrants Hill Lane which is frequently gridlocked as it has a single track bridge over the canal. The A4251 which pass through Apsley and into Kings Langley backs up to Red Lion Lane where the recent development at Nash Mills (again with not enough parking spaces) has caused the residents to park on the pavement, sometimes completely blocking the road where the island sites are. Adding a large amount of housing on the SHENDISH MANOR site would not only cause more misery to those who already have to drive in this area but would also cause an enormous amount of disruption during the years of building. The A4251 CANNOT be improved to take all the extra traffic that would be generated if this development were to be allowed. It would also cause the coalescence of Kings Langley, Apsley and Hemel Hempstead as, despite it's HP postcode, it is, essentially, in Kings Langley.

More homes were recently built in Apsley High Street. The addition of a new GP surgery and pharmacy were included. This is the ONLY addition to the infrastructure that has been created.

Kings Langley is a small village. We want it to remain a village with the essence of a village. You cannot build hundreds, let alone thousands, of houses and offices on Green Belt sites and expect to protect the things that are valued about our villages and the surrounding countryside.

I understand the need for housing. But the Council needs to understand the need to preserve our village as a village and not turn it into a Town. We do not have the facilities to support hundreds of new homes in our village. We need to preserve the character of our village and allow its green spaces to continue to provide pleasure and space for wildlife for the foreseeable future.

In closing, and in line with the consultation procedures, we would only support option 1A as being the best option for Kings Langley

Include files	
Number	Question 39
ID	LPIO21696
Full Name	Countryside Properties (UK) Ltd
Company / Organisation	C/O Bidwells
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> • CPOK suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with a distribution focussing on the three main settlements.
Include files	
Number	Question 39
ID	LPIO21723
Full Name	Roger Saller
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. Having lived in Berkhamsted since the beginning of this century, I feel that I have a unique perspective on what made the town attractive and what is now at risk.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in</p>

infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough's main town"
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development

	<p>Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO21784
Full Name	Mr and Mrs L & S Trybus
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 believe that Green Belt should be built on and whilst there is a need for more housing there are more prominent areas on the outskirts of Hemel

Hempstead rather than destroying the village and its ethos.

In particular respect to Wayside Farm we object vociferously see our points below

It's a visually prominent part of the Green Belt, where development would be very noticeable from a distance, especially on the approach to the village. The rear (western) parts of the site sit some 38m higher than the eastern edge adjacent Watford Road, so that development of the site as it progresses away from the Watford Road would appear tiered and visually intrusive. It would spoil the entrance to the village and would seem like 10 storey buildings from the road and be totally out of character with the village and surroundings. It would be a loss of amenity and land space and does not reflect the current landscape or manage to preserve the Green Belt which is paramount.

The site has no defensible green belt boundary except for the A41, resulting in a very large Green Belt release, should the proposed release go ahead. This would make it impossible to contain the development to the levels being described in the consultation document. We do not want an urban sprawl – the 2004 local plan said to limit urban sprawl. We do not want Apsley, Kings Langley and Watford merging into one town. The identity of the village is important to maintain together with its character and village life that brought families to the area many years ago.

There are a number of sites of historic interest (scheduled monuments) including the Priory remains and site of the Royal Hunting Lodge which could be compromised by the proposed release of Wayside Farm. Maintaining the cultural heritage of the village is paramount

Watford Road, adjacent the site, is very congested in rush hours and a large residential development alongside would have a very detrimental effect on traffic congestion. It is impossible to get out onto the Watford Road at 7:30am in the morning and queuing goes all the way back into the village centre making it a nightmare for workers – it is also a dangerous access for us out onto the Watford Road at the best of times. There is a total lack of thought for the villagers and the High Street is often impossible and congested with traffic trying to get into the village too. The recent development at Apsley has caused huge impact on congestion and the road is not suitable for the volume of traffic it currently has going through the village.

The increase in pollution and carbon emissions will cause untold problems. The current quality of air is poor due and to build in close proximity to the M25 would be detrimental. I am aware that there has been an increase in asthma with families that near to the M25 and building on Wayside Farm will only exacerbate the situation and then will also cause increase pressure on the local GP's.

Charlie Wray's livelihood would be lost, resulting in a lost resource for the village and the Jersey Herd and Raw Milk has brought new people into the village. It is wrong for this to happen. There are also walks that families can enjoy across the farmland to the

neighbouring villages at Chipperfield and Commonwood and why should this be taken from us.

Any development which is determined appropriate for Kings Langley should not be concentrated in one large development as it would place intolerable pressure on the over congested road and village amenities. The local primary and secondary schools are already over-subscribed and no thought has been given to this or to the ability of the doctors surgeries to cope. Trying to get an appointment now is incredibly difficult

There is not the infrastructure in place and just puts added pressure on the community and amenities that we have. Trains are full to capacity and no seats available in rush hour trains and they are packed to bursting. Not enough parking in the village to sustain any more development – people cannot park to shop and therefore trade goes away. We don't understand therefore why the council is so keen to build so many new houses the village even on sites where it has been advised to **'exclude from further assessment and retain as Green Belt'** There are Brownfield sites that could be released and built on first and these should be considered and explored before ruining the Green Belt – once allowed we can never regain the important amenity space for our families and generations to come Kings Langley cannot sustain any new development as the strain on local schools, doctors, roads, public transport and emergency services is already an immense issue. There is no justification for building on Green Belt land – the Council should prioritise protecting it and protect local communities rather than eliminate open space for ever

To have a large development in the village is completely wrong and disproportionate to the size of Kings Langley for all the reasons above and therefore the only option open to consider in the Local plan would be Option1A as this will save our Green Belt and concentrate development in areas where there is room for growth and not over burden our village. We moved here to be in a village not a town.

There is no exceptional circumstance to build on Green Belt land

The Council should take on board the numerous objections from the villagers and listen to them.

Include files	
Number	Question 39
ID	LPIO21835
Full Name	W Lamb Ltd
Company / Organisation	W Lamb Ltd
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> No. For the reasons discussed in response to Question 16, the draft Government figure is not considered to be the correct starting point for setting the Council's housing target and thus none of the 'Option 1' growth options are considered appropriate.
Include files	
Number	Question 39
ID	LPIO21859
Full Name	Fairfax Acquisitions Limited
Company / Organisation	Fairfax Classical Properties Ltd
Position	
Agent Name	Mr Tim Rodway
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 1 (13,800 units over the 2013-36 Plan period): We consider strongly that this proposal will not provide sufficient housing to meet the OAHN for the Borough, even at current levels, and therefore this option should be dismissed.
Include files	
Number	Question 39
ID	LPIO21867
Full Name	ANDREW JONES
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Further to my email - I forgot to add which proposal (if any()) i support - which would be Option 1a.
Include files	
Number	Question 39
ID	LPIO21906
Full Name	Louis Quail
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please see attached letter from the Berkhamstead residents Action group which I support whole heartedly , its quite sad that we are considering building on greenbelt land which belongs to our children and theirs because of political pressure, and while we still have not explored many other options. For example why is there a lights off building culture in London where it is considered ok to build houses that are then left empty. The point being the augment for building on greenbelt land should only be one of last resort , there are plenty of other options left before launching off this one way route .</p> <p>Berkhamsted Residents Action Group response:</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • This option goes against the Core Strategy Inspector’s conclusion that “Hemel Hempstead will be the focus for housing development within the borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main town” • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once

	<p>it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO21975
Full Name	Thomas and Margaret Ritchie
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 have not completed the full consultation document but my wife and my views are completely in line with the comprehensive return made by Berkhamsted Town Council.</p> <p>Berkhamsted Town Council's response:</p> <p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below</p> <p>Question 4 <i>Do you agree with the suggested vision for the Borough?</i></p> <p>No, we have some concerns with the vision but believe that even as it stands it is undeliverable by any of the options being considered</p> <p>For example, water supply, waste water management, power supply, health facilities, highway constraints, and secondary education are all major issues which can only be exacerbated by proposed development options.</p> <p>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be</p>

	<p>improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes. Elderly care has been omitted from the vision.</p> <p>The 4th paragraph of the Vision should read: The market towns of Berkhamsted and Tring and the large villages should provide the necessary <i>infrastructure and social, health and community</i> services for their residents and surroundings.</p> <p>Question 5 <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</i></p> <p>Yes, but these new proposals will not be able to deliver them.</p> <p>Question 6 <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p>Yes, but we suggest some textual amendments</p> <p>The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside.</p> <p>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <i>adequate</i> new infrastructure with development.</p> <p>Question 7 <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p>Yes</p> <p>The policies identified are crucial – all options should be measured against them</p>
Include files	
Number	Question 39
ID	LPIO22052
Full Name	Gallagher Estates
Company / Organisation	Gallagher Estates
Position	
Agent Name	Mrs Hanna Staton
Company / Organisation	Pegasus Group
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The following answer is in response the three questions 39,40,41.</p> <p>Gallagher Estates do not consider that any of Options 1A, 1B and 1C could deliver the growth needs of the Borough. As identified on p.88 of the Issues and Options consultation document, the Option 1 figure of 13,846 homes in the plan period, or 602 homes a year, would not meet the Council’s locally assessed need within the SHMA and would be below the raw household projections and result in unmet need arising in the Borough.</p>

	<p>Potential consequences include: insufficient supply of homes to meet demand will further inflate house prices, those with greater incomes will be more successful in securing homes and those less well off may become concealed households or be forced to relocate elsewhere where homes are more affordable (social and family support networks could be broken and the economy could also be impacted); a mismatch between labour force and jobs could arise that may mean that businesses locate elsewhere. These consequences are socially and economically damaging and should be avoided.</p> <p>Given that the dwelling requirement is significantly less than what is needed, all growth options are discounted</p>
Include files	
Number	Question 39
ID	LPIO22087
Full Name	Kings Langely & District Residents Association
Company / Organisation	Kings Langley and District Residents association
Position	
Agent Name	Jane Terry
Company / Organisation	Vail Williams
Position	Partner
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The following comments are made:</p> <ul style="list-style-type: none"> • It is noted that no decision has yet been made regarding potential site allocations to make up each growth option. This is to be undertaken following views from this consultation and further discussion with landowners and infrastructure providers have taken • None of the options assume any of the housing from Gorhambury, East Hemel or, presumably east of Kings Langley in Three Rivers District. It is noted that this situation is to be kept under review and discussions on these cross-boundary matters will continue. However, we consider that greater reference should be made to the contribution that these cross-boundary opportunities could make towards meeting the needs of the Borough without use of Green Belt • Option 1A with focus on the three main towns is preferred as it spreads the development more evenly than just focussing on Hemel Hempstead thus making more effective use of the available facilities, services and infrastructure across the three main towns and limiting the impact of the outward expansion of Hemel Hempstead on surrounding • There is no need for additional employment allocations for the level of growth within Option 1 Therefore, there would be no need to set aside any land for employment to the south of Kings Langley, as 'safeguarded land' post 2036. If such

	<p>land is required post 2036, the appropriate level will need to be fully assessed through the next Local Plan review.</p> <ul style="list-style-type: none"> Option 1C is flawed as it does not make most effective use of the available facilities, services and infrastructure at the three main towns, nor protect the rural areas around the larger and smaller villages from encroachment and urban sprawl. <p><u>QUESTION 39 Preferred Option - Summary Representation and Response Sought:</u></p> <p>Greater reference should be made to the contribution that cross-boundary opportunities in St Albans and Three Rivers Districts could make towards meeting the needs of the Borough without use of Green Belt land.</p> <p>Reference to the safeguarding of land for employment use south of 2036 should be deleted as this would more appropriately be assessed in the next Local Plan review.</p>
Include files	
Number	Question 39
ID	LPIO22108
Full Name	Crest Nicholson
Company / Organisation	
Position	
Agent Name	Sarah Moorhouse
Company / Organisation	Lichfields
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Please see Section 3.0 of the Land at Blegberry Gardens, Berkhamsted (Site Be-h6) - Representations to Dacorum's New Local Plan: Issues and Options (Nov 2017) document by Lichfields on behalf of Crest Nicholson Chiltern.
Include files	Sarah Moorhouse Crest Nicholson-15426 Land adj. to Blegberry Gdns, Berkhamsted Reprs (13.12.17).PDF
Number	Question 39
ID	LPIO22153
Full Name	Mrs Hayley Gillard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39

ID	LPIO22197
Full Name	Mr Peter Gillard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO22241
Full Name	Miss Sophie Gillard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 39
ID	LPIO22421
Full Name	Mr & Mrs Ostle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	It also appears that the required Impacts of the options shown in the Proposals have not been considered as a whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.
Include files	
Number	Question 39
ID	LPIO22432
Full Name	Mr & Mrs J Godfrey
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Mr & Mrs Godfrey:</p> <p>As Berkhamsted residents we have no choice but to say yes to Q40 Option 1B. This Option is for 602 houses per annum in Dacorum with house building in Berkhamsted limited to the current plan of 600 houses until 2036 and no further Green Belt release except around Hemel. As a result we are forced to say No to all the Options and the reasons for this are shown below:</p> <ul style="list-style-type: none"> • The target of 602 house p.a. is based on Dacorum's evidence that this is the best government supported target available. However, we believe a lower target Option should have been included in the Consultation document (see fourth bullet below). • Hemel is the only town where infrastructure is available and can be properly planned • As stated in Berkhamsted's Town Council draft reply all other Options mentioned "...would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to Q7)". • In this Consultation no current information has been provided to properly evaluate any of the Options in terms of what these new higher housing numbers mean for cost or timing of Infrastructure delivery. The documents referenced as evidence and relating to Infrastructure are out-dated and more importantly not based on these hugely increased housing projections. Physical evidence of existing infrastructure clearly shows that most of Dacorum is at capacity and does not meet current demand e.g. Berkhamsted Multi Storey Car Park in 2020 will struggle to meet today's demand and certainly existing entry/exit roads will be unable to cope. • All Options shown have been poorly selected and flawed. For example, Option 3, 1000 houses per annum, should not have been included as your document explains it would be an imposed target and without basis. Rather than providing this wholly unrealistic Option, the current urban capacity was totally dismissed even though it is significantly higher than the current Core Strategy and would have been a credible defensible Option and better start point (reality!!). This leaves only two possible Options but both were presented in a highly misleading and discriminatory manner. Compare the description and house building levels in • Option 1A "Focussed on Three Towns" showing houses in Hemel (8900 plus 1750 from Green Belt) Berkhamsted (600 plus 900) and Tring (500 and 300) and • Option 1C "Spread More Evenly Across the Borough" with a <u>significant reduction</u> in Hemel (8900 with 0 Green Belt) and <u>significant increases</u>

in Berkhamsted (600 plus 1075) and Tring (500 and 1000)!!!!

Clearly building is not “Spread More Evenly” in Option 1C – it should have been re-titled as “Focussed on Two Market Towns & Settlements” and from their inclusion had never been intended to be progressed. There is a similar example with Option 2C which should similarly be discounted for undue bias. The impression is that the Consultation is lead more by developers’ proposals of “Call for Sites” and less to do with independent sustainable town planning.

- The proposed house building target of 758 p.a. in Option 2, based on the 2016 South Herts Market Assessment, is outdated and the results are disputed by St Albans. This huge jump in house-building needs to be re-visited to reflect current underlying assumptions (London market growth?). Also while mention is made of the methodology of the calculation it does not provide;
- a comparison of affordable homes within the current Plan and the proposed new Plan and how/where this difference could be met in the future with less release of land.
- a realistic approach to affordable homes. Dacorum’s Consultation Boards showed all possible Green Belt sites as requiring 40% affordable homes. However, there is no evidence to support this being consistently achieved and certainly not on all the proposed sites. How this discrepancy is being reflected in the Local Plan is not discussed.
- an update to reflect where we are in the economic cycle and also whether there is sufficient house building capacity long term. As an example, in August 2017 brick producer Ibstock (40% UK brick market share) said that in March 2017 the UK brick industry delivered more bricks than it had for nine years. However, despite the increase in deliveries, some builders and builders’ merchants are seeing lead times lengthen.” With an estimated 80% of new homes using bricks within their construction plus a known existing construction labour shortage DBC should be basing house-building on long term achievability and not panicked by developers into making early release of Green Belt based on dubious house-building growth projections.
 - Option 2 cannot be subject of further consideration without including a new large development extension of Hemel (2500+houses) and the likely impacts from the Gorhambury development. To ignore some estimate of these effects is unsatisfactory.

the significant proposed Green Belt releases do not address important local topographical differences or issues such as the recent developer targeted overbuilding in Berkhamsted and underbuilding in Hemel

Include files	
Number	Question 39

ID	LPIO22441
Full Name	Mr Richard Collins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Within your consultation, Option 1B Question 40 provides the least-worst option. However, in our view none of your options offer a realistic basis for a new and achievable local plan. In particular, there must be an explanation from planners as to why home-building in Hemel Hempstead (at 21% under planned development ten years into the current Core Strategy) has not already happened. Without addressing this, and without a proper plan to resolve the issue (for example by setting out significantly more robust, demanding and reciprocal agreements with developers to ensure that they cannot 'call all the shots' and build only where they wish and where their returns will be greatest for least inward investment) there can be no prospect of fair, sustainable and achievable local development across Dacorum moving forward.</p>
Include files	
Number	Question 39
ID	LPIO22464
Full Name	Ashleigh Michnowiec
Company / Organisation	Harrow Estates plc
Position	
Agent Name	Mrs Sam Ryan
Company / Organisation	Turley Estates
Position	Director
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>As set out in response to Q33 it is not considered that Option 1 will provide for the full OAN across the authority. It cannot therefore be considered to be justified or based on robust evidence.</p> <p>The figure is artificially constrained by applying 'Step 3' of the Government's standardised methodology to the housing requirement in the adopted Core Strategy which, by the Council's admission, fails to meet the FOAN and should be reviewed. It follows, therefore, that the spatial distribution in Option 1A is flawed since it is based on an unjustified and unrealistically low housing target.</p> <p>Further information is set out in the Turley Local Needs Assessment accompanying these representations.</p>
Include files	

Number	Question 39
ID	LPIO22473
Full Name	Mr & Mrs Wotherspoon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We write to object to the potential development in the Ivy House Lane field. Our views are those of Mr and Mrs Ostle and their letter of 13/12 17. We agree fully with their position and agree with all they say (see below).</p> <p>It also appears that the required Impacts of the options shown in the Proposals have not been considered as a whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.</p>
Include files	
Number	Question 39
ID	LPIO22520
Full Name	Mr & Mrs Lisa-Lotte & Henrik Hansen
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please find below our response to the new Local Plan consultation. I fully support Brag's response on this matter (see below)</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the borough" and that "many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to

	<p>securing sustainable growth in the Borough’s main town.”</p> <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 yearsworth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 39
ID	LPIO22570
Full Name	Mrs C Longbottom
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 all answers and comments to the Issues & Options Consultation document noted on the Berkhamsted Town Council website</p> <p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)</p>
Include files	
Number	Question 39
ID	LPIO22589
Full Name	Berkhamsted Schools Group
Company / Organisation	The Berkhamsted Schools Group
Position	
Agent Name	Kevin Rolfe
Company / Organisation	Aitchison Raffety
Position	Group Director, Development & Planning
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No. This is based on the draft government figure of only 600 dwellings per year, which is unacceptable for two reasons. Firstly, it is below the locally assessed need figure of 756 which is currently the most up to date assessment of housing needs, so will not deliver the housing that is needed in the Borough. Secondly, it represents only 40% of actual need (based on the new Government methodology), and only applies for a limited time until September 2018 when the Core Strategy will be 5 years old. The new Local Plan will be adopted after this date and should the new government method be introduced the actual requirement will increase to 1,100.</p>
Include files	
Number	Question 39
ID	LPIO22640
Full Name	Mr & Mrs Mehew
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We write as residents of [REDACTED]</p> <p>[REDACTED]</p> <p>in response to your consultation on the Local Plan to 2036. We have also seen and</p>

	<p>agreed with the response to be submitted by the Meadway Residents Action Group (MRAG) (see comments LPIO18384, 18385) and the draft response prepared by Berkhamsted Town Council.</p> <p>Berkhamsted Town Council Response:</p> <p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)</p>
Include files	
Number	Question 39
ID	LPIO22649
Full Name	Mr & Mrs P Le'Vin
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 1a is not an option in our opinion, Kings Langley has always been a Village and should remain one. Coalescence is not an option
Include files	
Number	Question 39
ID	LPIO22717
Full Name	Lewis Claridge
Company / Organisation	NHBE
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Question 39 – Is Option 1A your preferred option for delivering the growth needs of the Borough?</p> <p>Please see response to Question 38.</p> <p>Question 38 – Has the Council considered all reasonable alternatives for distributing growth?</p> <p><u>Preferred Options for Delivering Growth</u></p> <p>Seven growth options have been put forward, summarised at paragraph 10.4.2.</p> <p>We have no comment at this stage on which option/s are preferable from a transport and highways perspective. We will work with DBC as the Local Plan develops towards a preferred option, with learning from</p>

	<p>transport modelling which is underway and transport assessment work on the potential sites. It is recognised that the site appraisals are early stage, and more work will be needed to understand which of the green field sites would perform better in planning and transport terms.</p> <p>It is important that new development is located in areas which are already accessible by sustainable modes of transport or can be made so. If development is more concentrated on Hemel Hempstead or the three main towns, then it is likely that residents of new development are less likely to need to travel as far to access services and facilities – although improvements may be needed to reflect population growth. Some growth in the smaller settlements may be beneficial in order that they retain the services they have – bus services to the more rural areas in the Borough can struggle for commercial viability and extra patronage would be beneficial.</p>
Include files	
Number	Question 39
ID	LPIO22826
Full Name	Mr Patricia Wheway
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>NB However it appears that Shendish has been included in the schedule for Hemel when it is in fact part of Kings Langley. It must therefore be removed from the Hemel site options list. In addition the remaining three green belt sites in Kings Langley have been included as potential Hemel sites.</p> <p>NB This is entirely wrong and extremely misleading. If these sites are left in the Hemel Hempstead site option areas then it lays DBC open to a legal challenge from the Kings Langley and District Residents Association for misleading the public.</p>
Include files	

Report Settings Summary

Event	Local Plan Issues & Options November 2017
Total Responses	22,707
Total Respondents	2,376
Filtered Responses	712
Filtered Respondents	594
Questions	<p>Question 40</p> <p>Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>Yes / No</p> <p><i>Please explain your reasons, with reference to evidence where available.</i></p>
Filter	<i>(none)</i>
Consultation Point(s)	ID-4764276-QUESTION-40
Pivot	<i>(none)</i>
Document Name	Question 40 - Summary Report
Created on	2019-04-23 10:36:59
Created by	Strategic Planning Admin

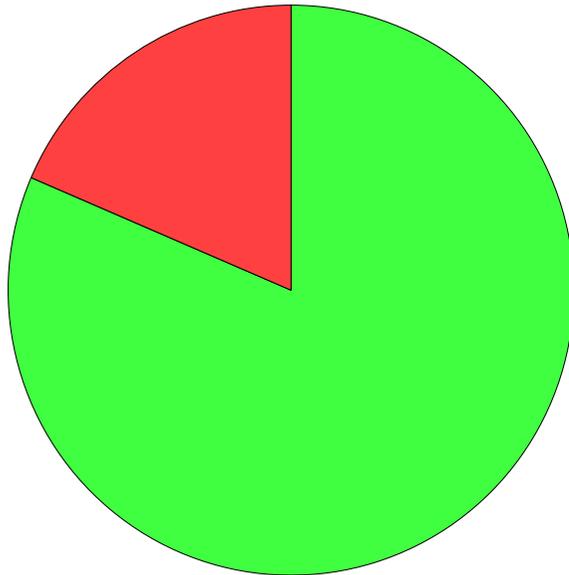
Your Opinion

Question responses: **712 (100.00%)**

Question 40

Is Option 1B your preferred option for delivering the growth needs of the Borough?

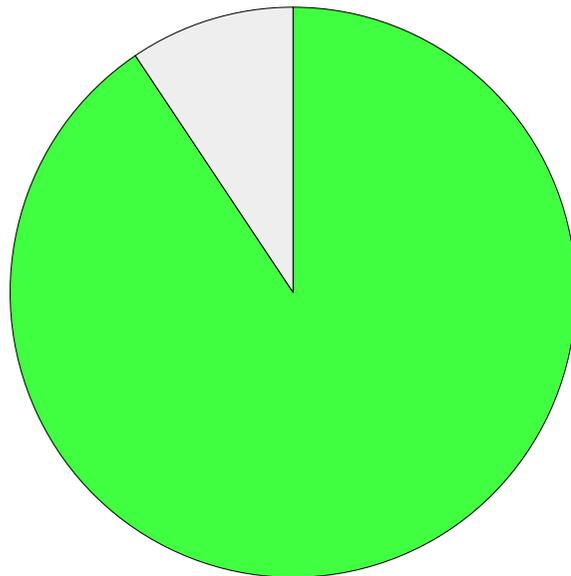
Yes / No



	% Total	% Answer	Count
Yes	81.46%	81.46%	580
No	18.54%	18.54%	132
Total	100.00%	100.00%	712

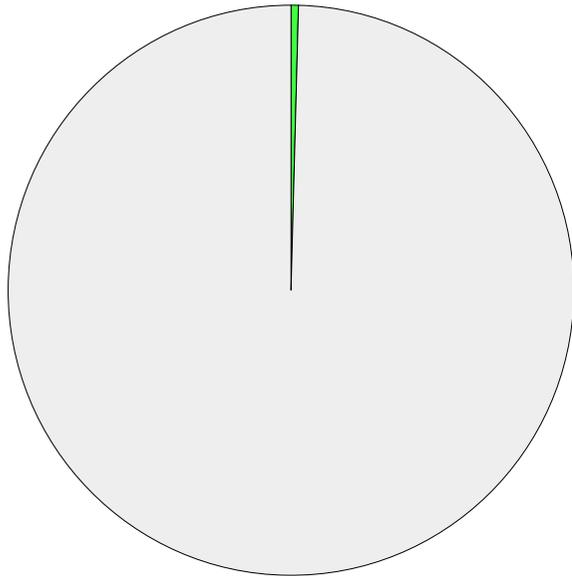
Responses

Question responses: **645 (90.59%)**



	% Total	% Answer	Count
Responses	90.59%	100.00%	645
No Response	9.41%	--	67
Total	100.00%	100.00%	712

Supporting evidence

Question responses: **3 (0.42%)**

	% Total	% Answer	Count
■ Responses with File(s) Uploaded	0.42%	100.00%	3
■ Responses with No Uploads	99.58%	--	709
Total	100.00%	100.00%	712

Issues and Options All Responses to Question 40

Number	Question 40
ID	LPIO27
Full Name	Mrs Jennifer Ponsford
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I prefer this options as it involves the lowest use of greenbelt land however, I do understand there could be significant issues with delivery.
Include files	
Number	Question 40
ID	LPIO106
Full Name	Mr John Lilley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO116
Full Name	Mrs Clare Goodman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO130
Full Name	Mr Ben Killick
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option is not ideal, however is preferable to building on green belt land which is unacceptable.
Include files	
Number	Question 40
ID	LPIO227
Full Name	Mr Martin Cotton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Green Belt incursion in Hemel Hempstead would be concentrated north of the town. Not acceptable.
Include files	
Number	Question 40
ID	LPIO304
Full Name	Ms Jane Mitchell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO361
Full Name	Mr David Stanier
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I support 1C as it is a more equitable approach to extra building ... therefore I would oppose option 1B
Include files	

Number	Question 40
ID	LPIO400
Full Name	Ms Penny Gore
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Massively too much destruction of Hemel Hempstead's northern Green Belt involved here.
Include files	
Number	Question 40
ID	LPIO472
Full Name	Ms Julia Marshall
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 the second best option
Include files	
Number	Question 40
ID	LPIO597
Full Name	Mrs Elaine Tuck
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would have a significant impact on Hemel Hempstead. In particular, the development at Shendish would result in Apsley (already an extension of Hemel) merging into Kings Langley, changing the feel of Kings Langley and in effect making it a suburb of Hemel. The roads around Apsley and into Hemel are already struggling to cope, with long tailbacks at rush hours.
Include files	
Number	Question 40
ID	LPIO692

Full Name	Mr David Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No I do not support this option - my preference is for the 1A proposal in preference to all other options as it seems the most balanced option with the fairest distribution of new homes. 1B seems disproportionate for Hemel
Include files	
Number	Question 40
ID	LPIO704
Full Name	Fiona Silver
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO706
Full Name	Mr Richard Newell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO773
Full Name	Mr John Kerr
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In reviewing the options presented I am mindful of the infrastructure of the areas involved. Berkhamsted has a restricted road structure which, in many cases, is incapable of being upgraded to take the significantly larger traffic flows which would result from the other options. Further, Berkhamsted has already provided significant new housing stock in recent years in relation to the size of the town. The current Core Strategy covering the period from 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by 34%. All of this was done without any improvements in infrastructure with the result that the roads in Berkhamsted are already heavily congested and car parking facilities in the town are barely adequate. By Contrast Hemel has the infrastructure to aid further expansion and it would make much more sense to deliver the additional growth, to the already identified housing capacity, in Hemel.
Include files	
Number	Question 40
ID	LPIO782
Full Name	Mr John Shaw
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	My preference is for Option 1A
Include files	
Number	Question 40
ID	LPIO828
Full Name	Mrs Karen Bevan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	BUT it should not include such a large amount of development on Green Belt Land.

Include files	
Number	Question 40
ID	LPIO872
Full Name	Mr Stephen Bevan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	It should not include such a large amount of development on green belt land.
Include files	
Number	Question 40
ID	LPIO893
Full Name	Mr Ian Jones
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel is a former new town and not a market town or village. It has better infrastructure to support an influx of residents
Include files	
Number	Question 40
ID	LPIO904
Full Name	Mrs Isabella Kerr
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO913
Full Name	Mrs Lindsey O'Brien
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 stated in previous answers I do not want any developments in Kings Langley or on Shendish Manor either. My main reasons being:</p> <ul style="list-style-type: none"> - Pollution - Impact on traffic and congestion on the village and residents - It will destroy the ethos and character of the village - Impact on Watford General Hospital (to facilitate all extra residents of the development. Watford General's current CQC result is requires improvement, this can only get worse with all the extra patients it will incur as a result of these developments) - Wildlife and countryside will be destroyed - Drainage issues that will happen as a result of fields and woodland being destroyed - water will no longer be absorbed and will have t go somewhere - I want my children to be able to have the same childhood I had, growing up around fields and woodlands with animals around them, not cars, pollution and traffic and congestion. - Impact on the roads with all the extra vehicles
Include files	
Number	Question 40
ID	LPIO947
Full Name	Ms Stephanie Knowles
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 am particularly against the Shendish development. Shendish is part of the Kings Langley village and should be treated as such. Furthermore, this will only add to congestion out of the village, which in turn will impact upon the lower road to Hemel and destroy Apsley, as it is already greatly congested, especially at the weekend.</p>
Include files	
Number	Question 40
ID	LPIO1053
Full Name	mr Tish Seabourne
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town is far better equipped/designed to grow. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. However, we understand that this could threaten the Sunnyside Rural Trust in its Hemel Hempstead location which would be to lose not only such an important community resource but also unique employment opportunities for adults with learning difficulties in the borough.
Include files	
Number	Question 40
ID	LPIO1060
Full Name	Mr James Clare
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u> . All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's

	<p>infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
Include files	
Number	Question 40
ID	LPIO1095
Full Name	Ms Jane Bucknall
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel Hempstead is better able to develop the necessary infrastructure to support any development than the smaller towns.
Include files	
Number	Question 40
ID	LPIO1122
Full Name	Ms Tish Seabourne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is by far the best option for Berkhamsted. Forcing growth on a small market town like Berkhamsted is simply not feasible or acceptable given the infrastructure limitations and geology of the area. Growth would be concentrated on Hemel Hempstead which, as a new town, is in need of regeneration and as a town is far

	better equipped to deal with expansion and was originally designed as a town for growth. It has far better infrastructure (eg could reopen the secondary school recently closed)
Include files	
Number	Question 40
ID	LPIO1156
Full Name	Mrs Morris
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel is a sub-regional centre. If it was given the right attention and budget, it is best equipped to accommodate the growth.
Include files	
Number	Question 40
ID	LPIO1162
Full Name	Mrs Saunders
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This is the 2nd best option, but seems unfair on Hemel
Include files	
Number	Question 40
ID	LPIO1186
Full Name	Ms G Puddiphatt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This limits environmental impact (eg commuting) and focuses affordable housing where peoples jobs are, schools are and access to healthcare.
Include files	
Number	Question 40

ID	LPIO1229
Full Name	Mr Bernard Richardson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Second best option
Include files	
Number	Question 40
ID	LPIO1247
Full Name	Mrs Hazel
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Although I think all the vacant properties of the town should be looked into before building ANY more new homes the villages shouldnt be turned into towns. Greenbelt land should be left alone. On another note considerations to the residential demographic should be researched prior to creating such a laborious portal for comments is created! How the elderly cope with adding comments to this site I dont know.
Include files	
Number	Question 40
ID	LPIO1287
Full Name	Sarah Harper
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I prefer the first option but I would have preferred to see an alternative that had zero development in the Green Belt
Include files	
Number	Question 40
ID	LPIO1307
Full Name	Mrs Angela Goddard

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO1313
Full Name	Mrs Alison Cadge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	1A is fairer in terms of spreading the development across a number of towns rather than just one. 1B would be preferable to 1C which would result in significant detriment to the villages, which are not considered appropriate for large scale development
Include files	
Number	Question 40
ID	LPIO1337
Full Name	Mrs Karen Barnes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	We do not have the infrastructure (including doctors, hospitals, schools) to cope with any large scale expansion. It would also be a loss of amenity and the road network around Apsley and Kings Langley cannot cope with the existing traffic, which has been worsened by numerous housing developments in the local area over the last 20 years without the supporting infrastructure. This is unsustainable. Apart from local residents, the roads often have to support commuters from further afield trying to reach the M25 and London. Brownfield sites should be developed and it is not appropriate to release sites in Kings Langley from the Green Belt.
Include files	

Number	Question 40
ID	LPIO1344
Full Name	Mrs Catherine Marks
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Absolutely, why build more houses than are required from the Government. 1B means that there is no need to develop the market towns which can then stay market towns and not lose their character. It also means that the villages don't need developing and won't lose their precious greenbelt land.</p> <p>Hemel has the capacity to take more housing, it has the rail networks, bus networks, shopping and roads that can take the extra housing. The other sites have none of these.</p>
Include files	
Number	Question 40
ID	LPIO1362
Full Name	Mr Andrew Calderwood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel has the infrastructure and employment opportunities and can absorb the bulk of the new housing requirement without its character being damaged.
Include files	
Number	Question 40
ID	LPIO1463
Full Name	Mr Brian Rook
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel Hempstead is the only location which has adequate infrastructure already in place to support the new housing numbers. There is no evidence or

	<p>track-record that Dacorum, Herts CC, nor Government have plans or capability to provide new infrastructure for outlying towns and villages.</p> <p>However I do not support the development of new housing on Green Belt land within Hemel.</p>
Include files	
Number	Question 40
ID	LPIO1480
Full Name	Mrs Joanna Dugher
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Berkhamsted has seen a huge number of new homes already, well above target while Hemel is below target. There is larger and more established infrastructure in Hemel such as parking and shopping facilities which would be better able to adapt to a growing population.
Include files	
Number	Question 40
ID	LPIO1481
Full Name	Mrs Joanna Dugher
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Berkhamsted has seen a huge number of new homes already, well above target while Hemel is below target. There is larger and more established infrastructure in Hemel such as parking and shopping facilities which would be better able to adapt to a growing population.
Include files	
Number	Question 40
ID	LPIO1515
Full Name	Mr Chris Marks
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel Hempstead has the space, infrastructure and ability to take all the housing needed which means precious greenbelt land does not need to be ruined forever.
Include files	
Number	Question 40
ID	LPIO1586
Full Name	Linda Hattersley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	1b is by far the most practical - our market towns are not the right shape and the infrastructure cannot easily be expanded/improved. Hemel by contrast is a new town with many local areas. The site for expansion is large enough to create another well structured community with all the local infrastructure needed re shops, roads, parking, new GP and school etc. BUT green belt land is precious and should be fought for. BUT what about the hospital situation??
Include files	
Number	Question 40
ID	LPIO1643
Full Name	Mrs Susan Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	HH, as a New Town, is best equipped to take this development. It will also even up the numbers of houses developed over the last 5 years. Substantial growth, as proposed in Green Belt release, in the market towns and villages will ruin their current infrastructure and historic centres.
Include files	
Number	Question 40
ID	LPIO1673
Full Name	Jenny Thorburn
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO1718
Full Name	Mr Max Goodwin
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the only option as the proposed amount of houses would put a massive strain on already overwhelmed infrastructure . schools,road and doctors surgeries are already at breaking point and would never cope with the proposed 25% increase in housing. This scale of increase in housing could only be accommodated in a larger new town like Hemel Hempstead which has the infrastructure to cope.
Include files	
Number	Question 40
ID	LPIO1722
Full Name	Ms G Puddiphatt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the preferred option. However the 2980 houses on Green Belt Land should be removed and other options considered.
Include files	
Number	Question 40
ID	LPIO1768
Full Name	Mr Craig Wiggill
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO1774
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>T</p> <p>The differences within Dacorum area must be considered when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring are quite different topographically and infrastructure constraints should be recognized when considering housing allocations between them. Housing distribution should not be a relational arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
Include files	
Number	Question 40
ID	LPIO1786
Full Name	Mrs Linda Morgan
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO1823
Full Name	Mrs Pamela Kingsland
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO1841
Full Name	Mr David Mills
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO1862
Full Name	Mr Adam Tuck
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	While my answer to Q.39 above explains why I feel developing Hemel is the most sensible idea, concentrating ALL the new housing around the town will cause its expansion to come perilously close to swallowing neighbouring villages such as Kings Langley,

	thus endangering their local character and sense of community.
Include files	
Number	Question 40
ID	LPIO1871
Full Name	Mr Frank Lyons
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO1904
Full Name	Mr Richard Case
Company / Organisation	
Position	
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"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS,

	<p>unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO1950
Full Name	Mrs Lesley Drake
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1B focusses on expanding Hemel Hempstead which as a New Town has been designed with infrastructure which is capable of supporting further growth. The job opportunities, transport links, distribution of facilities such as local shops, schools and doctor surgeries is much more able to support growth. A larger population might even promote regeneration of the Marlowes shopping area and justify better utilisation of Hemel Hempstead hospital which would benefit the whole Borough.
Include files	
Number	Question 40
ID	LPIO1965
Full Name	Mr Robert Emberson
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Because it does not involve development of Green Belt land around the smaller settlements. However I still think the numbers should be retained at the current figure of 430 (For reasons please see comments on Questions 4,33, 45 & 46).
Include files	
Number	Question 40
ID	LPIO1981
Full Name	Mr Barry Morris
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO1986
Full Name	Mrs Katie Garner
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO1999
Full Name	Mr Edward Murray
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Its staggering that it can even be considered for Berkhamsted. Does anybody from the council ever visit the town ? Do they ever check on the traffic ? Do they use crayons to write ?

	At this stage, greenbelt build does need some consideration - to ensure housing is distributed in a thought out manner rather than a bolted on after thought
Include files	
Number	Question 40
ID	LPIO2001
Full Name	Mrs Raeeka Yassaie
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Berkhamsted has already built 34% more housing than target and does not have the infrastructure to support this growth. Hemel is 21% below target.
Include files	
Number	Question 40
ID	LPIO2087
Full Name	Mr Christopher Giddings
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO2122
Full Name	Mrs Caroline Jarrett
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1B develops much less Green Belt land than Option 1A.
Include files	
Number	Question 40

ID	LPIO2132
Full Name	Mr Keith Frost
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Absolutely, why build more houses than are required from the Government. 1B means that there is no need to develop the market towns which can then stay market towns and not lose their character. It also means that the villages don't need developing and won't lose their precious greenbelt land.</p> <p>Hemel has the capacity to take more housing, it has the rail networks, bus networks, shopping and roads that can take the extra housing. The other sites have none of these.</p> <p>Careful consideration required to limit use of green belt land.</p>
Include files	
Number	Question 40
ID	LPIO2179
Full Name	Mr Les Mosco
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 the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town is far better equipped/designed to grow. Forcing massive growth on Berkhamsted and Tring is not acceptable given the infrastructure limitations and would destroy their unique nature. The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.</p>
Include files	
Number	Question 40
ID	LPIO2188
Full Name	Mr Simon Ware
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This scheme represents the least harm to the Greenbelt and Environmentally Sensitive Areas and will not cause any adverse affect to those surrounding Tring and Berkhamsted. It also has better road links, being close to the M1 and would offer more accessibility to future residents.
Include files	
Number	Question 40
ID	LPIO2229
Full Name	Mrs Melanie Flowers
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Focusing on Hemel Hempstead would place too much pressure on the infrastructure of the town and development should be spread instead across the 3 main towns
Include files	
Number	Question 40
ID	LPIO2265
Full Name	Mrs Kim Wilson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO2281
Full Name	Mrs Lyn Roberts
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	OPTION 1B. This historic small market town located between 2 steep hills is already experiencing high pollution levels, severe congestion & very limited parking. An increase in housing beyond that already planned would also exacerbate the existing heavy strain on all local service, particularly health & education. Limited by its topography, Berkhamsted's character & well being would be eroded to the detriment of all its residents.
Include files	
Number	Question 40
ID	LPIO2352
Full Name	Mr George Bull
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO2387
Full Name	Mr Tom Bloch
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO2453
Full Name	Mrs Joanne Carrington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	There is a suitable road network in Hemel and no considerable character to be lost in this area. It would be a good thing for Hemel as hopefully these new developments would encourage an increase in the

	facilities for this large town. Better parks, further development of the shopping area. The shopping area is always quiet and needs more locals to use it. Let's hope that additional houses means additional shoppers... that's if Dacorum is willing to keep up with Watford's facilities.
Include files	
Number	Question 40
ID	LPIO2492
Full Name	Dr Nick Hodsdon
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 site at Shendish has been incorrectly included in this option. The Shendish site is in Kings Langley parish and provides green space separating of Apsley/Hemel with Hemel postcodes from Kings Langley with a Watford postcode. Development of this site would lead to coalescence of these settlements.</p> <p>Development of Shendish also presents serious access issues as there are no practical means of access. The A41 can not be used due to highways restrictions on the spacing of junctions and both Rucklers Lane and direct access onto the A4251 at Apsley present huge issues with traffic flow and safety.</p> <p>If the access issues could be overcome, Development of Shendish would also have a significant effect on the infrastructure and traffic flow through Apsley and Kings Langley</p>
Include files	

Number	Question 40
ID	LPIO2505
Full Name	Mr Timothy Copeman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO2520
Full Name	Mrs Nigel Minter
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO2565
Full Name	Mr Kevin Kelly
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO2573
Full Name	Mr John Savage
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 quite impracticable to expand Berkhamsted on the scale envisaged in all the other options.
Include files	
Number	Question 40
ID	LPIO2619
Full Name	Mr Paul Crosland
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The existing physical and social infrastructure of Hemel Hempstead is better able to cope with further expansion of the 'New Town'. Towns such as Berkhamsted, where development is already progressing ahead of targets set in the Core Strategy and whose infrastructure is already stretched, will be allowed to expand but only to a level at which its character is retained.
Include files	
Number	Question 40
ID	LPIO2632
Full Name	Mr John Morrish
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Central Hemel Hempstead has all the necessary infrastructure to handle growth. Shendish must be excluded because it doesn't
Include files	
Number	Question 40
ID	LPIO2680
Full Name	Mrs Sue Lower
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Hemel Hempstead is already at maximum capacity with an infrastructure that barely supports the existing level

	of housing. Concentrating new development solely in here will lead to increased traffic volumes meaning increased travel times or a massive increase in road capacity which will damage the environment even more. The need for new housing has to be balanced with the other objectives of the overall plan and I do not believe this option provides that.
Include files	
Number	Question 40
ID	LPIO2690
Full Name	Mr Alan Andrews
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO2692
Full Name	Mrs Roz Duffy
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	For a multitude of reasons, building on greenbelt land between Bell Lane & Darrs Lane must never be permitted!! From a wildlife concern, this area of greenbelt land is surrounded by hedgerows on all 4 sides, and there is at least 2 large copses that are teaming with wild life, including the nesting of at least 2 pairs of Red Kites, which is a species of bird that is afforded the highest degree of legal protection under Schedule 1 of the Wildlife and Countryside Act 1981. It is an offence to take, injure or kill a red kite or to take, damage or destroy its nest, eggs or young. Within those wooded copses there are also Owls, Pipistrelle bats, muntjac deer, and recently seen fallow deer. Annually nesting within the hedgerows surrounding the land between Bell Lane & Darrs Lane, there are large numbers of various types of birds and large numbers of other species of wildlife. Also between Bell Lane & Darrs Lane there are a number of oak tree's, which are still maturing and are growing both within the hedgerows of all 4 sides of this land, and also there are a number of oak trees growing within the central point of the proposed land itself... Grim's Ditch runs more or less at the centre point and across the proposed land between Bell Lane & Darrs

Lane. Grim's Ditch is an ancient prehistoric linear earth work (middle Bronze Age) and is of both County and National importance!... Approximately 10 years back, between Bell Lane and Darrs Lane there was a very large sinkhole collapse, fortunately there were no injuries, however at the time of the collapse if any buildings on that land had been constructed, the potential loss of life could have been very high! Many local people think that there could be a number of other large sinkholes hidden beneath the surface of the proposed land between Bell Lane and Darrs Lane. Some of these sinkholes were probably created as a result of millions of years of rain water running through and dissolving the Chalk beneath the surface... The narrowness of both Bell Lane & Darrs Lane could never be widened enough to suit more houses and Shooters way would never be able to sustain the increased traffic. Added to that, the infrastructure and the need for schools, shops and other amenities could not sustain an increase in the building of more houses in this part of Northchurch... The ageing Victorian drainage & sewerage system for Northchurch, which is in desperate need of being updated and replaced can hardly sustain the needs for the existing houses within this part of Northchurch and surely would never be able to cope with yet more houses! An increase in the number of houses on the top of the valley between Bell Lane and Darrs Lane, could almost certainly cause problems in the future for people living at the lowest point of the valley (potential flooding & drainage problems) within Northchurch High street!... Finally the increased burden of yet more traffic for Darrs Lane, Bell Lane, Granville Road, and Northchurch High Street will be far too much strain on an already over stretched road system...

For all of the above reasons and more, It would make much more sense to build the additional houses in Hemel Hempstead, which has the roads, shops, schools etc, to cope with that number of additional houses...

Include files	
Number	Question 40
ID	LPIO2745
Full Name	Mr James Puddiphatt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This plan but without the green belt development
Include files	
Number	Question 40
ID	LPIO2763
Full Name	Mr Michael Guy
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Berkhamsted has developed land in excess of its Core Strategy target by some 34%. Other towns are lagging behind. We have done our bit. There are far more suitable alternatives to meet Dacorum's development targets. The council should stick to the targets and enforce fairness. Again, e have done our bit. The infrastructure cannot possible support these other proposals. Option 1B is the least worst option. Please do not over develop and ruin a small market town with natural geographical constraints. You are at risk of choking an already busy town.
Include files	
Number	Question 40
ID	LPIO2766
Full Name	Mr Michael Guy
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Berkhamsted has developed land in excess of its Core Strategy target by some 34%. Other towns are lagging behind. We have done our bit. There are far more suitable alternatives to meet Dacorum's development targets. The council should stick to the targets and enforce fairness. Again, we have done our bit. The infrastructure cannot possibly support this proposal.
Include files	
Number	Question 40
ID	LPIO2774
Full Name	mr Mario yiannopoulos
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO2775

Full Name	mr Mario yiannopoulos
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO2818
Full Name	mr Mario yiannopoulos
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO2835
Full Name	mrs Gillian Hooper
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	But it is my 2nd choice.
Include files	
Number	Question 40
ID	LPIO2896
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	Yes
Your response - Please add your response here	• This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town

that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.

- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO2976
Full Name	Mrs Linda Lunn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO2985
Full Name	Mr Ivor Eisenstadt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	1B makes good sense and will support the growth in jobs being created by the hugely successful Maylands Estate. Any other option would seem to be a triumph of politics over reason.
Include files	
Number	Question 40
ID	LPIO2986
Full Name	Mr Ivor Eisenstadt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	1B makes good sense and will support the growth in jobs being created by the hugely successful Maylands Estate. Any other option would seem to be a triumph of politics over reason.
Include files	
Number	Question 40
ID	LPIO3028
Full Name	Mr Norman Allan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO3039

Full Name	Ms Evelina Furmanek
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the only other option that is acceptable, 1A or 1B. Hemel Hempstead can be enlarged as is the main town. Or else build a completely new town on Bovingdon airfield.
Include files	
Number	Question 40
ID	LPIO3058
Full Name	Mrs Rosie Eisenstadt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Best for jobs and infrastructure.
Include files	
Number	Question 40
ID	LPIO3069
Full Name	Mrs Rosie Eisenstadt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Best for jobs and infrastructure
Include files	
Number	Question 40
ID	LPIO3118
Full Name	Mr John Whiteman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO3121
Full Name	mr hugh siegle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Focus on Hemel which is not delivering its share of new housing. Hemel is best placed to accommodate growth while other towns and villages will continue to contribute.
Include files	
Number	Question 40
ID	LPIO3201
Full Name	Mrs Juanita Mann
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the option that might just be workable given the lack of infrastructure and the need to retain the Green Belt Berkhamsted does NOT have the capacity to handle any more large developments and Tring is a small market town with no infrastructure
Include files	
Number	Question 40
ID	LPIO3216
Full Name	Mrs Carolyn Hill
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the most reasonable. It is important that Hemel takes its fair share of targeted development and the

	historic towns of Berkhamsted and Tring, with their particular layout, topography and historic importance need protection. DBC has neglected development in Hemel Hempstead in recent years in comparison to villages and Berkhamsted and Tring.
Include files	
Number	Question 40
ID	LPIO3221
Full Name	Mrs Carolyn Hill
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Hemel is better equipped to manage planned growth. This proposal will put too much pressure on a variety of greenbelt land across Dacorum which must be protected. Villages and market towns cannot sustain the growth cited.
Include files	
Number	Question 40
ID	LPIO3244
Full Name	Mr George Wheway
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO3265
Full Name	Mr Peter Hadden
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel is better able to cope with more development because it has superior provision of services, a vastly more modern road network, much greater employment and future employment opportunities.

Include files	
Number	Question 40
ID	LPIO3288
Full Name	
Company / Organisation	Premier Property Acquisition
Position	
Agent Name	Mr Jonathan Buckwell
Company / Organisation	DHA Planning
Position	Director
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	For the reasons set out in our answer to Q33, we believe that any variant on Growth Option 1 should be rejected. If the Council decides to proceed with Option 1 in any event, then Option 1B would be the least favoured variant since it precludes all further development at Berkhamsted. We would strongly object to this as there would be no sensible justification for precluding all further development in one of the most sustainable locations in the borough.
Include files	
Number	Question 40
ID	LPIO3314
Full Name	Mr Michael Partridge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Further development of Bovingdon in unnecessary.
Include files	
Number	Question 40
ID	LPIO3345
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

Of the options proposed my preference is Option 1B since this requires outward expansion of only Hemel Hempstead.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/developed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO3408
Full Name	Mr Phil Sawyer
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO3454
Full Name	Mrs Ann Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO3474
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	Protects the Green Belt land and recognises the value of Chilterns AONB
Include files	
Number	Question 40
ID	LPIO3484
Full Name	Mr John Savage
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Adding many more than 600 homes in Berkhamsted would be impracticable. The town centre and local facilities could not cope, there would be awful traffic congestion and a deleterious effect on the countryside.
Include files	
Number	Question 40
ID	LPIO3526
Full Name	Mr David Mills
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO3530
Full Name	Mr Ashley Martin
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the best of the options offered and concentrates the housing growth on Hemel Hempstead which has under-delivered new housing against its target in the last 5 years by 34%. The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel Hempstead and would provide the best option for supporting new infrastructure.
Include files	
Number	Question 40
ID	LPIO3608
Full Name	Mrs Linda Warren
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 one of the best options
Include files	
Number	Question 40
ID	LPIO3613
Full Name	DR Brigitta Case
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I think this is the only viable option for Berkhamsted.
Include files	
Number	Question 40
ID	LPIO3663
Full Name	Mr Gruff Edwards
Company / Organisation	Dacorum Environmental Forum Waste Group
Position	Chair
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No, the table should be re-worked within the constraints of the lower overall figure given in our reply to No. See reply to Question 16.
Include files	
Number	Question 40
ID	LPIO3740
Full Name	Mr Andrew Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO3854

Full Name	Mr Robin Knowles
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Focusing on Hemel would affect the infrastructure of the villages nearby IE Traffic congestion
Include files	
Number	Question 40
ID	LPIO3862
Full Name	Mr Anthony Warren
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No benefit for Markyate. Given the recent development in Markyate, the allocation of 200 homes should be spread across the rest of borough
Include files	
Number	Question 40
ID	LPIO3870
Full Name	Mr Anthony Warren
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Markyate doesn't have the level of infrastructure to support the development
Include files	
Number	Question 40
ID	LPIO3891
Full Name	Miss D Bryant
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO3902
Full Name	mr Steen Dalgas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1b is my preferred option. Berkhamsted does not have the geography to take significant additional housing and infrastructure. Most of the housing will be located on the tops of hills - which will necessitate more car journeys through the town and less ability for residents to walk and cycle. Berkhamsted only has one main through road and there are no options to build alternative through roads. Significant new housing will lead to more car traffic, more pollution in the town (pollution levels are already illegal under EU rules) and a lack of infrastructure. Berkhamsted only has one secondary school and there are no plans to put a second secondary school into the town which would be needed if other options were selected. Finally I would draw the planners attention to the impact of the sewage network in Berkhamsted. After the Townend Gate development was put in, the sewage system that runs down London Road cannot cope. Every time we have excessive rain - we now have raw sewage on Hall Park and London Road in Berkhamsted - in the Year 2017. When we have complained to the council about this (Garrick Stevens) we have been refered to Thames Water. Thames Water have not been able to fix the issue. Berkhamsted does not have an adequate sewage network to cope with significant additional development.</p>
Include files	
Number	Question 40
ID	LPIO3903
Full Name	Mr Elliott McClements
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	

Number	Question 40
ID	LPIO3985
Full Name	Mr Tim Varley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	On the basis of my comment to Q39 this seems to be the only feasible option.
Include files	
Number	Question 40
ID	LPIO4004
Full Name	Mrs Sarah Gray
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Why build more houses than are required from the Government. 1B means that there is no need to develop the market towns which can then stay market towns and not lose their character. It also means that the villages don't need developing.</p> <p>This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.</p> <p>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of</p>

the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.

The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum.

Include files	
Number	Question 40
ID	LPIO4019
Full Name	Mrs Jennifer Thirlwell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option would be acceptable to Bovingdon as no use of Green Belt is proposed.
Include files	
Number	Question 40
ID	LPIO4022
Full Name	Mrs Jennifer Thirlwell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option would be acceptable to Bovingdon as no use of Green Belt is proposed.
Include files	
Number	Question 40
ID	LPIO4076
Full Name	Mr Oliver Fairfull
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>There are physical restrains in Tring that cannot be overcome. The high street is very narrow, and already gets extremely congested. Adding additional housing will put more of a strain on the town - this road cannot be widened.</p> <p>The train station is outside of town, the car park is expensive and normally full by 8.30am, the bus service is not fit for purpose and the cycle path is dangerous and unlit.</p> <p>Doctors surgeries have a two week waiting list to get an appointment.</p> <p>Schools and nurseries and fully subscribed.</p> <p>There is one supermarket which has a relatively small car park.</p> <p>We need to resist over expanding a beautiful small market town that does not have the infrastructure or scope for rapid large scale expansion.</p>
Include files	
Number	Question 40
ID	LPIO4090
Full Name	Mrs Jennifer Thirlwell

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	An acceptable option for Bovingdon as no use of Green Belt is proposed
Include files	
Number	Question 40
ID	LPIO4165
Full Name	Mr Graham Hoad
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1B
Include files	
Number	Question 40
ID	LPIO4179
Full Name	Mr Peter Howard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	See previous comments Q 33-39
Include files	
Number	Question 40
ID	LPIO4208
Full Name	Mr Douglas Gurney
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel is the most logical option has everything that's needed to take the housing and would be good

	expansion for the Town. There are plenty of brownbelt sites there. This means no development is needed elsewhere.
Include files	
Number	Question 40
ID	LP104244
Full Name	Mrs Gwyneth Lee
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provides the best option for new supporting infrastructure.</p> <p>As stated in the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" in the first 5 years (2006-11) of the plan Berkhamsted has already delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. When compared to the rest of the Borough, many places have also hit their targets but Hemel Hempstead is 21% below its target figure. It is unfair that the other areas pick up the failures of Hemel to meet its targets</p> <p>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help "protect the town's historic character and setting" and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan.</p>
Include files	
Number	Question 40
ID	LP104269
Full Name	Ms Alison Sams
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO4300
Full Name	Mr Alan Kelly
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel Hempstead is up and coming and has the infrastructure to handle more houses. Local job prospects within the town are growing. In order to serve these jobs, economically it makes more sense for new housing to be built closer to the jobs rather than in the surrounding market towns (Berkhamsted) which will just increase local commute traffic.
Include files	
Number	Question 40
ID	LPIO4351
Full Name	Mrs Caroline Hargrove
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO4406
Full Name	Mrs Victoria Bate
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	

Include files	
Number	Question 40
ID	LPIO4437
Full Name	Mr Bruce Morris
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Best of the options and concentrates growth on Hemel Hempstead which is better equipped to deal with growth.
Include files	
Number	Question 40
ID	LPIO4451
Full Name	mr adam fawzi
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	per Richard Cases comments
Include files	
Number	Question 40
ID	LPIO4462
Full Name	Mr Stuart Goodson
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 lived in Berkhamsted for over 40 years and seen overwhelming changes in the town. Apart from the Tunnel Fields development there has been precious little affordable housing built in the town. Young people have been forced away to live. The high-end housing built/being built attracts people moving out of London, forcing up prices even further. The incomers still commute taking economic advantages away from the town. We need affordable housing in this town.</p> <p>The town's infrastructure is already over capacity, with roads continually clogged and parking completely inadequate. The doctors' surgeries are unable to cope</p>

	<p>with the existing population demands and schools have no room for expansion.</p> <p>Hemel is designated a New Town and is better able to cope to the demands of population expansion. It already has the infrastructure, the industry and the scope to absorb expansion.</p> <p>The Green Belt must be cherished to sustain what little decent air we have. HS2 is going to decimate the landscape to the west of the town and we cannot afford to lose even more of our countryside to housing.</p>
Include files	
Number	Question 40
ID	LPIO4504
Full Name	Mrs Felicity Bond
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 this is the best option of a bad bunch. If anyone from the council had been to Berkhamsted or Northchurch recently and tried to drive from one end to the other during the school run and rush hour times, or get a car parking space in the station car park on any week day, or in fact in the town at all, they would agree.
Include files	
Number	Question 40
ID	LPIO4544
Full Name	Mr Robert Bailey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Best of a bad bunch for all concerned especially including those who will be living in this new housing.
Include files	
Number	Question 40
ID	LPIO4605
Full Name	Mrs Margaret Stanier
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 curent infrastructure in Hemel Hempstead will not support such expansion. The erosion of the Green Belt which it would imply would significantly impact the local countryside, increase urban sprawl and reduce or even remove the separation between the main town of Hemel Hempstead and the surrounding villages and hamlets: Kings Langley, Bourne End, Potten End, Piccotts End...</p> <p>The unique character and attractive setting of the historic conservation area of Piccotts End would be entirely lost as it would merge with Hemel Hempstead.</p>
Include files	
Number	Question 40
ID	LPIO4614
Full Name	Mr Patricia Wheway
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO4628
Full Name	Mr John Lunn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	

Number	Question 40
ID	LPIO4644
Full Name	Mr R Peachey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel has more facilities and infrastructure. Other towns and villages will not be able to cope with the level of demand for housing proposed. It makes more sense to do a bigger well-planned development rather than many small ones which do not themselves have the critical mass to provide the services required.
Include files	
Number	Question 40
ID	LPIO4687
Full Name	Mrs Caroline Nickalls
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option would help maintain the individual character of the other towns and villages and would protect the green belt areas in the borough.
Include files	
Number	Question 40
ID	LPIO4691
Full Name	Miss Anna Nickalls
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option relies least on greenbelt development and focuses on Hemel which, as a larger town, will be in a better position to support an increase in population. This plan will also help preserve the character of the villages in the borough.
Include files	
Number	Question 40

ID	LPIO4755
Full Name	Mr Paul Molyneux
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option best reflects the amount of building that has already been completed or is planned in Berkhamsted, and puts the focus on Hemel Hempstead which has the better infrastructure, and is behind the current building plan.
Include files	
Number	Question 40
ID	LPIO4774
Full Name	Mr Keith Bradbury
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO4790
Full Name	Mr Nicholas Jones
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	HH as a new town is best placed to support further development. Other towns do not have the necessary infrastructure to support further development. Also development in other towns will impact their unique characters and significantly adversely impact their environments.
Include files	
Number	Question 40

ID	LPIO4803
Full Name	Mrs Joanna Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This the only viable option. Development should go where it can be most suitable placed and last harmful. Hemel Hempstead has capacity and the land east near St Albans, Berkhamsted can be expanded any more. As the Planning Inspector said in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting."
Include files	
Number	Question 40
ID	LPIO4837
Full Name	Mrs Sara Cooke
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO4861
Full Name	Mr Abel Leathem
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	It is unfair to expect 1 town to accept all the new growth, especially due to the already poor traffic management
Include files	
Number	Question 40
ID	LPIO4887
Full Name	Mrs Beverley Griffiths
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 agree with focussing growth in Hemel Hempstead but only with brownfield development and houses which are affordable for first time buyers, young families and social housing. This does not include development of the Gade Valley and at Piccotts End. This should be done carefully to protect the green spaces in the town and to build development which will boost the town's economy and make it a more desirable place to live. Hemel should be an amazing place to live with it's great commuter links to London, access to the M1, access to open spaces, but it still lacks behind in desirability compared to towns such as Berkhamsted and Tring due to past mistakes in development and clusters of poor social housing.</p> <p>brownfield redevelopment and regeneration, including high density development in the Hemel town centre, rather than removal of land from the Green Belt.</p>
Include files	
Number	Question 40
ID	LPIO4912
Full Name	Mr Hugh Griffiths
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 this is the best option for the whole borough of Dacorum, as Hemel has the best existing infrastructure to cope with the increase in housing and population. Hemel would also benefit economically as a whole from the level of investment in the town, bringing more prosperity to the town.</p> <p>Option 1b would also have less of an impact on the surrounding green belt areas in Dacorum.</p>
Include files	
Number	Question 40
ID	LPIO4918
Full Name	Mr Iain King
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	While focusing on HH is a good policy, the fact that Shendish is included in HH but actually part of Kings Langley parish makes this a ridiculous option.
Include files	
Number	Question 40
ID	LPIO4937
Full Name	Mr Simon Scott
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	2980 Green belt housing in Dacorum. Green belt should not be built on
Include files	
Number	Question 40
ID	LPIO4942
Full Name	Mrs Shirley White
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Hemel Hempstead was a New Town which has been designed with infrastructure which should be capable of supporting further growth. The job opportunities, transport links, distribution of facilities such as local shops, schools and doctor surgeries is much more able to support growth.</p> <p>Developers will always, understandably, choose to develop the most profitable sites first, which is presumably why Berkhamsted development is ahead of target whilst Hemel Hempstead is behind target. Developers should be persuaded to develop houses where the infrastructure exists already, or where changes can be easily accommodated.</p>
Include files	
Number	Question 40
ID	LPIO4969
Full Name	Mrs Shirley White
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>1B is my preferred solution. Hemel was a new town and so should have been designed to cope with an increase in growth. The roads are wide and most people homes are built with parking facilities. The services infrastructure is more modern and also should be able to cope with the changes.</p> <p>Developers will always, understandably, choose to develop the most profitable sites first, which is presumably why Berkhamsted development is ahead of target whilst Hemel Hempstead is behind target. Developers should only be allowed to develop if the town can cope with the increase in its population.</p>
Include files	
Number	Question 40
ID	LPIO5026
Full Name	Mr David Johnson
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 don't really agree with any of the options but this is the least worst option. Growth should be centred on Hemel as it has the capacity to expand and develop the associated infrastructure. This is simply not possible for the market towns as they already cannot cope and the loss of green belt and over population would ruin the very essence of these towns. Do we want bland suburbia all the way from Watford to Tring?</p>
Include files	
Number	Question 40
ID	LPIO5034
Full Name	Mr Chris Lumb
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) This is the only supportable option offered, as it concentrates the growth on Hemel Hempstead which as a new town is far better equipped/ designed to grow. Forcing massive growth on the Market Towns is not</p>

acceptable, given the infrastructure limitations, and to do so would destroy their unique nature.

(ii) The current Core Strategy covers the 25 year period 2006 to 2031, and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan, Berkhamsted delivered 10 years' worth of new housing stock, and that by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All of this occurred without any improvements to Berkhamsted's infrastructure. Comparing this to the rest of the Borough: Tring has done its bit (5% above target rate), whilst small villages and countryside locations have also hit targets. But this is in stark contrast to Hemel Hempstead, which the Inspector agreed was the correct place in which to focus development. Development in Hemel has been at a fairly constant rate over the first 10 years of the CS, but unfortunately at a rate some 21% below the target figure. So, effectively all the shortfall that DBC now claims it to be necessary to pick up in the new plan comes from a failure to concentrate on the targets for Hemel Hempstead.

(iii) As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting”, and the excessive growth in Berkhamsted that is being proposed in all but Option 1B, amongst all the other options on the table, would not achieve this protection. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be disadvantaged simply because the town has already developed at a faster rate than that required by the current plan. Just like a pint pot, once it is full, it is full, and adding extra just makes for one almighty mess.

(iv) The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel Hempstead. Option 1B concentrates development on Hemel and provides the best option for providing new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO5093
Full Name	Mrs Lucy McRae
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No. 1A is my preferred option.

Include files	
Number	Question 40
ID	LPIO5098
Full Name	Mr Tom O'Brien
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	The historical site of Shendish is being proposed under Hemel Hempstead (even though the land falls under Kings Langley) and this expansion would merge Hemel Hempstead town with the village of Kings Langley, ruining the character and community spirit of the village.
Include files	
Number	Question 40
ID	LPIO5109
Full Name	Dr Oliver Pengelley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Overall, this appears to be the best option given serious consideration here. As indicated elsewhere, a more varied approach to the growth strategy (considering rejected options) combined with a lower assessment of housing need (since a compelling argument behind such high housing growth figures does not, to my mind, appear to have been made) would be more appropriate. Berkhamsted is clearly at capacity in parking and traffic terms, and Tring's infrastructure is unlikely to support significant expansion which, if built on greenbelt, would result in an irreversible corrosion of its particular charm and character.
Include files	
Number	Question 40
ID	LPIO5133
Full Name	Miss michelle hilditch
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 1 b is not my preferred option
Include files	
Number	Question 40
ID	LPIO5171
Full Name	Jameson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>House building in Berkhamsted is already 34% above target. Forcing massive growth on market towns is unacceptable given the infrastructure limitations and also for Berkhamsted the topography.</p> <p>Development in Hemel Hempstead over the first 10 years of the core strategy is 21% below the target. Meeting this target for house building in Hemel would achieve the levels of house building that were identified as being necessary. Therefore development of Hemel Hempstead should be the focus of the core house building plan for the foreseeable future.</p> <p>The core strategy planning Inspector recognised that the focus for development should be on Hemel Hempstead. Option 1B concentrates housing development in Hemel and provides the best option for new infrastructure to support these new homes.</p>
Include files	
Number	Question 40
ID	LPIO5183
Full Name	Mr John Wood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel Hempstead has better infrastructure links already in place to support larger scale development.
Include files	
Number	Question 40
ID	LPIO5228
Full Name	Mr Gareth Morris
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel has the potential for the required concentration of infrastructure and jobs creation more integrated with increased housing.
Include files	
Number	Question 40
ID	LPIO5287
Full Name	Mr Gary Ansell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option puts too much pressure solely on Hemel Hempstead
Include files	
Number	Question 40
ID	LPIO5328
Full Name	Miss Giulietta Cinque
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Hemel Hempstead is the only location which has adequate infrastructure already in place to support the new housing numbers. There is no evidence or track-record that Dacorum, Herts CC, nor Government have plans or capability to provide new infrastructure for outlying towns and villages.</p> <p>However, I absolutely do NOT support the development of new housing on Green Belt land within Hemel.</p> <p>As I've mentioned elsewhere, this area borders with Three Rivers, so it cannot be considered in isolation without taking that area and its plans/options into account too. Note Ovaltine, where a significant number of new dwellings have already been added to the housing stock of Kings Langley. This must have doubled the dwellings in Kings Langley, so why do we need to double again? Maybe there are brownfield sites in their area which could be utilised? What liaison are DBC undertaking with Three Rivers in order to ensure everything is taken</p>

	into account over the WHOLE area, and is a unified approach being adopted?
Include files	
Number	Question 40
ID	LPIO5350
Full Name	Ilyn horne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO5365
Full Name	Mr Michael Arrowsmith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Under the existing Plan Hemel Hempstead is already providing the bulk of the additional housing needs. Any further development will put additional strain on the infrastructure and utilise green belt and open farm and which is unacceptable for the reasons already given. In addition this level of development would completely envelope Piccotts End an important historic hamlet in an area of special archaeological area as well as being in a Conservation Area and AONB
Include files	
Number	Question 40
ID	LPIO5419
Full Name	Mr Reuben Bellamy
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option would not provide for the housing needs of the District as evidenced by the Government's standard methodology for calculating housing need. It does not

	accommodate any needs arising from outside the District.
Include files	
Number	Question 40
ID	LPIO5433
Full Name	Mr Pdraig Dowd
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO5501
Full Name	Mr John Ingleby
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Option 1B as presented would include new development at Shendish, which is within the Parish Boundary of Kings Langley.</p> <p>Compared to Option 1A, it would only marginally increase resources available for regenerating run-down areas of Hemel Hempstead.</p>
Include files	
Number	Question 40
ID	LPIO5592
Full Name	Mrs Emily Perowne
Company / Organisation	
Position	
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"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing

	<p>massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.</p> <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO5665
Full Name	Dr Lucy Murfett
Company / Organisation	Chilterns Conservation Board
Position	Planning Officer
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	The Chilterns Conservation Board considers that (of those presented) this option is likely to have the least adverse impact on the Chilterns AONB and its setting.
Include files	
Number	Question 40
ID	LPIO5681
Full Name	Mr Nigel Vanner
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel Hempstead has significantly better infrastructure and transport connections which are essential for the plan to be a success. There would be no need to expand the market towns nor the large/small villages. Additionally there would be no impact on the Green Belt surrounding Tring and Berkhamsted.
Include files	
Number	Question 40
ID	LPIO5704
Full Name	Mr Alastair Greene
Company / Organisation	Little Gaddesden Parish Council
Position	Clerk
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO5765
Full Name	Mr Brian Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40

ID	LPIO5798
Full Name	Mrs Tamara Donn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	B
Include files	
Number	Question 40
ID	LPIO5822
Full Name	Mr Roy Farrant
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option will have the least impact borough-wide.
Include files	
Number	Question 40
ID	LPIO5913
Full Name	Mr Michael Lelieveld
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes. Concentrating growth in Hemel is consistent with the 'settlement hierarchy' and the focus on Hemel where the Core Strategy Inspector identified greater scope for sustainable development. See also response to question 8 above.
Include files	
Number	Question 40
ID	LPIO5939
Full Name	Mr Philip Catchpole
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1B makes more sense and provides for a more realistic increase in population in Berkhamsted.
Include files	
Number	Question 40
ID	LPIO5950
Full Name	Mr Grahame Partridge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
Include files	
Number	Question 40
ID	LPIO5952
Full Name	Mr Grahame Partridge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
Include files	
Number	Question 40
ID	LPIO6009
Full Name	Mr Paul Craig
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6042
Full Name	Mrs Lesley Johnson
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 of the options available, 1b is best for market towns, and for the area as a whole, and is more in keeping with previously agreed aims for the area.
Include files	
Number	Question 40
ID	LPIO6052
Full Name	Mr Roger Didham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the least bad option for the green belt and would cause the least damage to the character of the area. Berkhamsted has already supplied more than its planned share of housing, with no discernible improvement in infrastructure or facilities. It makes no sense to continue expanding small towns when there are already traffic problems and narrow roads that cannot be widened or new parking created. There would be less pressure for new homes if more affordable housing was built on brownfield sites - this would actually benefit current residents and their children. We should not have to lose our greenbelt land just because it suits developers, who would rather build expensive detached houses for their greater profit.
Include files	
Number	Question 40
ID	LPIO6059

Full Name	Georgina Tregoning
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	With the exception that I disagree with the proposed development at Dunsley Farm.
Include files	
Number	Question 40
ID	LPIO6114
Full Name	Mrs Alana Ivey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option involves building on Greenbelt sites being offered up by landowners in Bovingdon and surrounding areas. The planning team should first be looking for brownfield sites and redeveloping these first, rather than building on Greenbelt.
Include files	
Number	Question 40
ID	LPIO6118
Full Name	Mr Andrew Jones
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	It's too much!
Include files	
Number	Question 40
ID	LPIO6122
Full Name	Mr Alastair Bulloch
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Greenbelt housing is comparable between options. Hence, main factor in my decision is that Hemel has the necessary infrastructure to support this sort of growth where as other towns do not.
Include files	
Number	Question 40
ID	LPIO6132
Full Name	M Gareth Goode
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We should be protecting the character of our villages and small towns,. Berkhamsted, Tring and Kings Langley are such beautiful places. Any major development should be around our larger towns like Hemel Hempstead and what has already been started in Aylesbury. Kings Langley in particular is very close to Aplesey and Hemel Hempstead, further development on the green belt would join it up with neighboring towns/villages.
Include files	
Number	Question 40
ID	LPIO6156
Full Name	Mrs Rebecca Giddings
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6184
Full Name	Mr James Kinsella
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6185
Full Name	Mr James Kinsella
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6195
Full Name	Mrs Helen Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option has less impact on Greenbelt land
Include files	
Number	Question 40
ID	LPIO6216
Full Name	Mr Gavin Ivey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option involves significant additional housing in Bovingdon without any plans to increase infrastructure in the village.
Include files	
Number	Question 40
ID	LPIO6224
Full Name	Mr Gavin Ivey

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option involves a very material increase in the population of Bovington without any plans to increase infrastructure in the village. This option conflicts with Dacorum's core strategy to minimise Green Belt impact.
Include files	
Number	Question 40
ID	LPIO6228
Full Name	Mr Colin Tate
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Because I prefer Option 1A.</p> <p>However, Option 1B would be my second preference.</p> <p>Both 1A and 1B would not require expansion outwards of the 3 larger villages, but Option 1B would place all the growth in Hemel Hempstead, whereas Option 1A allows the growth to be spread amongst the 3 towns.</p> <p>If Option 1B is chosen it must not include the land at Shendish (HH-h3).</p> <p>This land is wholly within the Kings Langley Parish boundaries, as shown by this online map: - https://www.gov.uk/guidance/using-the-land-use-classes-2012</p> <p>The inclusion of Shendish (HH-h3) is inconsistent with the principle of Option 1B that it would require only the outward expansion of Hemel Hempstead and that there would be no need to expand outwards the 3 larger villages including Kings Langley.</p> <p>HH-h3 at Shendish is described as "Mixed use, including up to 900 homes". But the "other potential infrastructure provision" includes new employment space, although this is not indicated by a red star on any of the Maps for Option 1, Option 2 or Option 3. In view of the proposal for Employment land East of the A41 (HH-e1) why is more Green Belt required at Shendish for employment space?</p> <p>As Option 1B requires only the outward expansion of Hemel Hempstead, why does the Map for Option 1B show the purple star for Potential safeguarded employment land for use after 2036 at Wayside Farm?</p> <p>The purple star should be removed from the Map for Option 1B (including the key to that Map).</p>

Include files	
Number	Question 40
ID	LPIO6283
Full Name	Mr Brian Goddard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6295
Full Name	dr kim goode
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6333
Full Name	Mr Alastair Macdonald
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6350
Full Name	Mrs Beryl Irvine
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If we must develop, then this is the only option that will not affect the overall character of the borough, and the least Green belt will be developed
Include files	
Number	Question 40
ID	LPIO6383
Full Name	Miss Lucy Muzio
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6413
Full Name	Mrs Valerie Gale
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6417
Full Name	Dr Melvyn Else
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Growth must be concentrated on Hemel Hempstead as was always the plan as a New Town and major town in DBC. The East Hemel project must be agreed with St Albans as the major contributor to the housing requirements in DBC,
Include files	

Number	Question 40
ID	LPIO6492
Full Name	Mr Jason Parr
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Points of concern</p> <ul style="list-style-type: none"> Ashlyns School, Berkhamsted's sole state secondary school is already a very large school and is near or at capacity meeting existing local needs Berkhamsted already has an infrastructure deficit, particularly congestion, car parking, health facilities and school places. Berkhamsted's linear nature makes it very difficult to cater for the vastly increased traffic that would be generated. Berkhamsted is already being more than fair with 34% more houses than the target already built – 10 years of houses built in first 5 years of current plan alone. Drastically change the dynamic of the town Hemel Hempstead has more scope to meet the demands of any large increase in housing <p>I would support option 1B</p>
Include files	
Number	Question 40
ID	LPIO6510
Full Name	Mr Topan Dutta
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	The numbers shown do not include the Gorehambury development which would make the burden on Hemel intolerable
Include files	
Number	Question 40
ID	LPIO6559
Full Name	Mr Peter 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>It concentrates the growth on Hemel Hempstead which, as a new town, has adequate infrastructure and good job opportunities.</p> <p>Hemel has been disappointingly low over the first 10 years of the CS, at rate some 21% below the target figure. The shortfall driving the new plan comes largely from failure to concentrate on development in Hemel Hempstead.</p>
Include files	
Number	Question 40
ID	LPIO6597
Full Name	Mr Alan Garner
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 option seems to me to give the most realistic chance of fulfilling our duty to increase the housing stock whilst preserving the separation and individual character of the three towns. My main concern with development of the area over the coming years is that relevant infrastructure must be in place and adequate in order to mitigate the strain which the additional population will place on the localities. IF that is done, it seems quite possible that this level of development can be absorbed without losing the essential character of these towns and villages - the reason why these are such great places in which to live.</p>
Include files	
Number	Question 40
ID	LPIO6631
Full Name	Mrs Clare Joyce
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Hemel Hempstead is the only realistic place to expand and deliver the services required. It also minimises the impact on such environmentally sensitive areas such as the AONB. It has much better transport links (motorway and accessible fast train service)</p>

Include files	
Number	Question 40
ID	LPIO6716
Full Name	Mr Patrick Walsh
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6725
Full Name	Mr Nick Hollinghurst
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6801
Full Name	Mr Geoff Latham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	

Number	Question 40
ID	LPIO6834
Full Name	Mr Andrew Lambourne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Best of a bad job - but continue to put pressure on St Albans re recognition of Gorhambury.
Include files	
Number	Question 40
ID	LPIO6843
Full Name	Mrs Regina Walsh
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6856
Full Name	Mr Nicholas Ring
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6867
Full Name	Mr Graham Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I consider that the lower growth in housing is most appropriate with it concentrated in Hemel Hempstead. The numbers quoted on the map are absolute figures and I think you should have also expressed them as a percentage of the current house numbers. This gives an indication of the perceived affects of the additional housing in an area. Thus Tring having 500 extra houses will be a much larger affect that Berkhamsted having 600
Include files	
Number	Question 40
ID	LPIO6872
Full Name	Mrs Juliette Kent
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO6990
Full Name	Dr Jane Hughes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u> . All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for

	in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits.
Include files	
Number	Question 40
ID	LPIO7021
Full Name	mr michael hicks
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	some expansion of housing should go over the whole borough to allow the community to grow without hollowing out the society. IE affordable houses over the whole borough to allow children to live by their parents
Include files	
Number	Question 40
ID	LPIO7041
Full Name	Mr Neil Capp
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option satisfies the recognised need for more housing but is fairer in its distribution and has the least negative impact on changing the nature of the areas and communities as well as pressure on infrastructure.
Include files	
Number	Question 40
ID	LPIO7043
Full Name	Mr Simon Toon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is best because it minimises the development of Greenbelt which is a fundamental principle and makes best use of existing infrastructure.
Include files	

Number	Question 40
ID	LPIO7044
Full Name	Mr Neil Capp
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This option satisfies the recognised need for more housing but is fairer in its distribution and has the least negative impact on changing the nature of the areas and communities as well as pressure on infrastructure.
Include files	
Number	Question 40
ID	LPIO7050
Full Name	Mr Robin Gee
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1B is the option of choice as Berkhamsted does not have the infrastructure to support a large amount of housing.
Include files	
Number	Question 40
ID	LPIO7068
Full Name	Mrs Gillian Lumb
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Q. 36 to 45 No</p> <p>It seems that Berkhamsted has contributed housing for the current Core Strategy over and above the required amount and that other areas have not developed at the same rate. This does not seem to have been taken into account in preparing this consultation. <u>Berkhamsted</u> feels as if it is <u>bursting</u> with all the development currently underway and planned. The schools are pretty full, the Doctors are overworked, air pollution exceeds EU</p>

	<p>regulations, traffic at rush hours is dreadful, playing fields and playgrounds are very busy.</p> <p>Of all the options put forward the only one I feel would be acceptable is Option 1B.</p>
Include files	
Number	Question 40
ID	LPIO7130
Full Name	Mr & Mrs Fox
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, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the</p>

Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG RESPONSE TO Q 40 - FULL DOC ATTACHED TO Q46

Question 40

Is Option 1B your preferred option for delivering the growth needs of the Borough?

Yes

This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability

credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.

The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority

Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first

5 years (2006-11) of

the plan Berkhamsted

delivered 10 years worth of new housing stock and by 2016 the rate of development had

exceeded

Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to

focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS,

	<p>unfortunately at rate some</p> <p>21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the</p> <p>new plan comes from failure to concentrate on the Hemel developments.</p> <p><input type="checkbox"/></p> <p>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but</p> <p>one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the</p> <p>town has</p> <p>already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished</p> <p>because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and</p> <p>adding extra just makes for one almighty mess.</p> <p><input type="checkbox"/></p> <p>The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.</p>
Include files	
Number	Question 40
ID	LPIO7148
Full Name	John & Barbara Driver
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 preferred option is; 1B</p> <p>Reasons:</p> <p>We are opposed in principal to development of new housing on 'Green Belt', 'AONB' and 'Conservation' Areas for the following reasons:</p>

	<p>(1) Infrastructure needed to support more households needs to be put in first before any new large scale house building is approved.</p> <p>e.g. increases in school places, additional health services, parking provisions, utilities such as Electricity, Water/Sewage,</p> <p>and road improvements to reduce congestion/bottlenecks between 7 am and 9.30 am; and 3 pm to 6.30 pm.</p> <p>(2) Before building any new houses on 'Green Belt', 'AONB or designated 'Conservation' Areas the public has to be assured that:</p> <p>(a) all 'Brown Field Sites' in Dacoum have been identified, fully assessed and evaluated for house building.</p> <p>(b) all Government/State owned land within Dacorum has been identified, fully assessed and evaluated for house building.</p> <p>e.g. land owned by;</p> <p>MOD/RAF such as Bovingdon Airfield on which I guess a whole new village could be built in excess of 1000 houses.</p> <p>National Health Service, National Rail/Rail Track, Water Authorities, etc.</p> <p>Herts County Council such as Education and Highways Authorities etc.</p>
Include files	
Number	Question 40
ID	LPIO7181
Full Name	Rosemary & Michael Burnett
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 plan 1b.</p> <p>Make Hemel Hempstead into a larger and more attractive town with all the facilities that a large town would be expected to have and leave Berkhamsted and Tring as small country towns.</p>

	If you use any other plan you will have a vast suburb all over the Chilterns with no differentiation. Berkhamsted has already built its quota of houses all be it executive housing
Include files	
Number	Question 40
ID	LPIO7192
Full Name	Ms Anna Hanson
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'm sure you've had lots of emails in this topic - and with good reason I'm afraid. I'm a local resident, and parking my car outside my house is a rare luxury. Driving anywhere along the high street doesn't happen much either due to the queue of traffic, so it's generally quicker to walk. I'm experiencing (and witnessing) more frequent cases of grid lock on Charles Street, as these roads simply aren't designed for the volume of traffic. And it's not good for the environment or local air quality for cars to be sat for 10 minutes at a time whilst drivers work themselves out of these situations.</p> <p>The infrastructure in this town is creaking and the latest proposed development will cripple us. There has been a huge number of new houses built recently, and whilst I'm absolutely for brown field developments (although I'm not seeing much by way of "affordable" housing), I would strongly urge you limit additional building to option 1B.</p>
Include files	
Number	Question 40
ID	LPIO7194
Full Name	Rosalind Partridge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1B</p> <p>Please decide on Option 1b when considering Berkhamsted's future development. Existing road systems are already stretched</p>

Include files	
Number	Question 40
ID	LPIO7253
Full Name	Jacky Drake
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1B focusses on expanding Hemel Hempstead which as a New Town has been designed with infrastructure which is capable of supporting further growth. The job opportunities, transport links, distribution of facilities such as local shops, schools and doctor surgeries is much more able to support growth. A larger population might even promote regeneration of the Marlowes shopping area and justify better utilisation of Hemel Hempstead hospital which would benefit the whole Borough.</p>
Include files	
Number	Question 40
ID	LPIO7300
Full Name	Brian and Heidi Norris
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 fully understand the need for additional housing in this country, but it should not be to the detriment of towns such as ours. We do not intend to reply to the 46 questions one by one, but support the answers given by the Berkhamsted Citizens' Association and the Berkhamsted Residents Action Group and support Option 1B in the Strategy Plan. Even this number of 600 further homes is, in our view, more than enough, but we understand that is an existing commitment.</p> <p>Our reasoning is based on the following points:</p> <ol style="list-style-type: none"> 1 Berkhamsted has already delivered double the number of homes required by the 2006 plan. 2 Significant strain on infrastructure ie congested roads, parking, pollution, drains, poor

	<p>water pressure, schools, GP surgeries, hospital provision, social care and social housing.</p> <p>3 Berkhamsted lies in a steep-sided valley. As the proposed development is largely on top of the hills either side, the residents there will not walk or cycle into town, but drive only adding to congestion.</p> <p>4 Green Belt should be preserved as much as possible.</p> <p>Otherwise wildlife will be impacted and the existing beautiful environment spoiled.</p> <p>We love our town and sincerely believe that any option other than 1B would severely damage the features which we have enjoyed for many years and want to preserve (and have an obligation) for our children and grandchildren and future generations.</p>
Include files	
Number	Question 40
ID	LP107342
Full Name	Brian and Heidi Norris
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 fully understand the need for additional housing in this country, but it should not be to the detriment of towns such as ours. We do not intend to reply to the 46 questions one by one, but support the answers given by the Berkhamsted Citizens' Association and the Berkhamsted Residents Action Group and support Option 1B in the Strategy Plan. Even this number of 600 further homes is, in our view, more than enough, but we understand that is an existing commitment.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40</p> <p><i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <p><input type="checkbox"/></p> <p>This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.</p>

□

The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

□

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. □

The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LP107360

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>If required to commit to one of the options proposed within your consultation we believe that Option 1B Question 40 provides the “least worst” scenario. However, we do not accept that any of the options offer a realistic basis for a new and achievable local plan. We have not located any explanation from those involved in this consultation as to the reasons behind why Hemel Hempstead is currently at 21% under planned development 10 years into the current Core Strategy. It is incumbent upon all those involved in producing a new Local Plan to provide a clear understanding as to why this has not been addressed.</p> <p>We do of course understand the need for more housing and the benefits for employment and investment that derive from building projects. However, we do not believe that Berkhamsted can take the level of development proposed in any of the options put forward within the current consultation and believe that the benefits would be significantly better distributed in local areas where urban regeneration is desperately needed; where those local areas have capacity for development without causing a devastating impact on the Green Belt and/or the existing population; and where homes built will be genuinely affordable.</p> <p>Full letter attached to Q48</p>
Include files	Mr & Mrs O'Reilly Letter - LTR re Local Plan Consultation - 13.12.17 r
Number	Question 40
ID	LPIO7363
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>If required to commit to one of the options proposed within your consultation we believe that Option 1B Question 40 provides the “least worst” scenario. However, we do not accept that any of the options offer a realistic basis for a new and achievable local plan. We have not located any explanation from those involved in this consultation as to the reasons behind why Hemel Hempstead is currently at 21% under planned development 10 years into the current Core Strategy. It</p>

	<p>is incumbent upon all those involved in producing a new Local Plan to provide a clear understanding as to why this has not been addressed.</p> <p>We do of course understand the need for more housing and the benefits for employment and investment that derive from building projects. However, we do not believe that Berkhamsted can take the level of development proposed in any of the options put forward within the current consultation and believe that the benefits would be significantly better distributed in local areas where urban regeneration is desperately needed; where those local areas have capacity for development without causing a devastating impact on the Green Belt and/or the existing population; and where homes built will be genuinely affordable.</p> <p>Full letter attached to Q48</p>
Include files	
Number	Question 40
ID	LP107380
Full Name	Mrs Helen Harding
Company / Organisation	Chiltern & South Bucks District Council
Position	Principal Planner
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Thank you for consulting Chiltern and South Bucks District Council and for your continuing engagement on Duty to Co-operate matters with the Councils in relation to the emerging Dacorum Plan and the joint Local Plan Chiltern and South Bucks.</p> <p>I attach the response of Chiltern and South Bucks District Council on your reg 18 Issues and Options consultation.</p> <p>The response has been agreed with the Chiltern District Council Portfolio Holder for Sustainable Development, Councillor Peter Martin.</p> <p>The response of the South Bucks District Council Portfolio Holder for Sustainable Development, Councillor John Read is currently awaited at the time of sending this email. If there are any changes to this response in the light of comments which he may wish to make I will contact you straight away.</p> <p>Comments on different growth distributions – growth levels 1 – 3 (spatial options A, B and C)</p> <p><u>Options relating to greater focus on growth levels at Hemel Hempstead (scenarios for option B).</u></p> <p>The consultation document points to the need for major changes to the road network in Hemel Hempstead to support this. At this stage there is no information as to whether this would be deliverable and so is a cause for concern in case this would lead to the diversion of additional unmitigated traffic and delays on through routes to Chesham from Hemel Hempstead.</p>

	<p><u>Options relating to spreading growth more evenly across the District (scenarios for option C)</u></p> <p>A potential negative implication of this option is referred to in the consultation document in terms of the inability of some smaller settlements to accommodate key facilities such as expanding primary schools. This is noted, although the option is also referred to as having the potential to deliver other forms of local infrastructure and so the extent of the knock on impacts on infrastructure capacity elsewhere is difficult to estimate and comment on. Therefore if this option is selected the Councils would like to see more evidence on how the infrastructure requirements can be met.</p> <p><u>Options 1 and 2</u></p> <p>Option 1 is consistent with the broad approach taken by Chiltern and South Bucks in that it links to the potential supply emerging from poorly performing Green Belt sites. However it is lower than the most recent SHMA which is a more appropriate basis for planning for the future Local Plan stages at the current time, i.e. Option 2 (but it is acknowledged that this is subject to change).</p> <p>Option 2 leads to a range of growth at Bovingdon from 130 – 360 dwellings and at Berkhamsted from 1,075 – 1,175 dwellings. Even at the lower growth scenarios the additional dwellings could have a knock – on effect on nearby infrastructure, in Chiltern District e.g. additional traffic flows through Chesham which is already constrained.</p> <p>Therefore continuing engagement between the Councils in relation to transport modelling and mitigations is especially important.</p> <p><u>Option 3 – Higher Growth level</u></p> <p>Dacorum’s concern that the higher level envisaged in Option 3 may not be deliverable in conjunction with the necessary infrastructure is noted and would be a cause for concern to Chiltern and South Bucks.</p> <p>FULL DOC ATTACHED TO Q46</p>
Include files	
Number	Question 40
ID	LP107409
Full Name	Mr Clive Birch
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the

	<p>infrastructure limitations and would destroy their unique nature.</p> <p>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <p>The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.</p>
Include files	
Number	Question 40
ID	LPIO7438
Full Name	Alan Church
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1B - Yes</p> <p>Our comments as follows:</p> <p>Given that Berkhamsted has already completed a substantial percentage of the original local development plan originally submitted several years ago, whereas by</p>

	comparison, Hemel Hempstead has yet to do so, we believe that option 1B is both the most equitable and most suitable to achieve the new Local Plan.
Include files	
Number	Question 40
ID	LPIO7445
Full Name	mr Daniel Jay
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>There is insufficient infrastructure in Berkhamsted to support the plans to build the proposed number of houses.</p> <p>We do not have sufficient Schools, Doctors, parking and sports facilities to meet the demands of additional houses and residents.</p> <p>I suspect Berkhamsted is a preferred location because developers can charge a premium and inflate their profits for the houses over other local areas.</p> <p>I would rather there be no more development within Berkhamsted but as this is not an option I understand the next best to be as follows.</p> <p>My preferred option.</p> <p>Question 40/Option 1B</p>
Include files	
Number	Question 40
ID	LPIO7472
Full Name	MR Christopher Kendall
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Answer – YES</p> <p>This option does not materially affect the historic market town of Tring.</p> <p>Additional large housing development can be provided in Hemel Hempstead far more efficiently than in towns and villages without as much damage to the character of the Borough and the relatively minor additional</p>

	infrastructure required can be provided more effectively and efficiently.
Include files	
Number	Question 40
ID	LPIO7487
Full Name	Lindsay Stillwell
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 view that I would chose Option 1B limiting building in Berkhamsted to the extra 600 houses already planned.</p> <p>for the following reasons:</p> <ul style="list-style-type: none"> 1 In Berkhamsted we already have problems with traffic on a steep sided valley and have very limited parking within the town centre. <p>We regularly get traffic congestion especially at peak times.</p> <ul style="list-style-type: none"> 1 Our GP surgeries are heavily over stretched as it is. 1 We are way above our target for new houses as it is. 1 Vital resources such as water would be overstretched. <p>5. Hemel Hempstead is below target in terms of new houses, and has far better road provision.</p>
Include files	
Number	Question 40
ID	LPIO7502
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 agree with option 1B in the planning consultation as the only feasible plan but this also needs clarity on what type and where the 600 homes for Berkhamsted will be.</p> <p>There are therefore a significant number of reasons why I consider the total number of houses being considered in excess of what the town can accommodate and that the proposal does not give adequate information to conclude what type of housing is being proposed.</p> <p>Some of the sites however have very specific reasons which I believe make them totally unsuitable</p>
Include files	
Number	Question 40
ID	LPIO7504
Full Name	Helen Savage
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 Option 1B.</p> <p>In my view, one large development with accompanying infrastructure is preferable to several small pockets of new housing spread across the borough, which has no planned infrastructure to support them. It would be difficult to achieve provision of suitable infrastructure, and the current infrastructure (particularly in Bovingdon) is already stretched too thinly as it is</p>
Include files	
Number	Question 40
ID	LPIO7523
Full Name	Mrs Barbara Ridsdale
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My preferred option is Question 40/Option 1B.
Include files	
Number	Question 40
ID	LPIO7534
Full Name	Anthony Bellamy
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Very little money has been spent on the centre of Tring and Berkhamsted but Hemel has had millions of pounds poured in and this should have prepared it for expansion. I therefore suggest that the only option that should be considered is Option 1B.
Include files	
Number	Question 40
ID	LPIO7540
Full Name	Guy Barlow
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Therefore option 1B of limiting the building to the Extra 600 houses already planned is fair and should be the only option considered as anything above this is not reasonable.
Include files	
Number	Question 40
ID	LPIO7555
Full Name	David Reavell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option B is preferred as Hemel Hempstead is best able to absorb and benefit from extra infrastructure provision.
Include files	
Number	Question 40
ID	LPIO7564
Full Name	Fiona Reavell
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1B - yes Option B is preferred as Hemel Hempstead is best able to absorb and benefit from extra infrastructure provision.
Include files	
Number	Question 40
ID	LPIO7583
Full Name	Mr John Brabner
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Finally, if backed up against a wall and forced to choose any proposal from those put forward, then 1B is the one I would reluctantly oppose the least.
Include files	
Number	Question 40
ID	LPIO7600
Full Name	Mr David Spencer
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My view is that the plan should limit building to 600 houses per option 1b. The infrastructure in Berkhamsted is already stretched in respect of schooling, Doctors surgeries and traffic. I live in Montague Road and have witnessed first hand speeding motorists in built up areas, using local roads as rat runs and causing accidents, with no regard for local residents. Parking is also a significant problem with local roads jammed with dangerously parked cars, with no regard to children or the disabled.
Include files	
Number	Question 40
ID	LPIO7623
Full Name	Rosemary & Michael Burnett
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 plan 1b.</p> <p>Make Hemel Hempstead into a larger and more attractive town with all the facilities that a large town would be expected to have and leave Berkhamsted and Tring as small country towns.</p> <p>If you use any other plan you will have a vast suburb all over the Chilterns with no differentiation. Berkhamsted has already built its quota of houses all be it executive housing we need more two bedroomed houses for young and old people who want to down size and sell on their larger houses for younger families.</p>
Include files	
Number	Question 40
ID	LPIO7625
Full Name	Robert Laken
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 to register my support for option 1B to limit building to the extra 600 houses already planned ONLY and no more
Include files	
Number	Question 40
ID	LPIO7666
Full Name	MR TOMMY MASTERS
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	To support the local action group we want it to be recorded that we reluctantly accept OPTION B to LIMIT BUILDING TO THE EXTRA 600 ALREADY PLANNED.
Include files	
Number	Question 40
ID	LPIO7686

Full Name	JUNE 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>Question 40 Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>Yes.</p> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more options for growth distribution.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p>

	<p>Central Government's policy on Green Belt is clear: "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
Include files	
Number	Question 40
ID	LPIO7699
Full Name	MR & MRS MP & ME HARNETT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Questions 40 -45 – <i>Option 1 a is our preferred option</i>
Include files	
Number	Question 40
ID	LPIO7739
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	I therefore believe that additional housing should be as small as possible and option 1B is the only reasonable choice to consider
Include files	
Number	Question 40
ID	LPIO7762
Full Name	Mrs Wendy Mclean
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Hemel Hempstead is best placed to serve the required housing need along with all aspects of infrastructure. Until H/H is saturated we shouldn't be addressing alternative options.
Include files	
Number	Question 40
ID	LPIO7774
Full Name	Siobhan Rothnie
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Of the consultation on the Dacorum website answer 1B to question 40 seems to be the least undesirable option, although it should be emphasised that no further residential development in Berkhamsted is the only sensible way forward.
Include files	
Number	Question 40
ID	LPIO7818
Full Name	Marguerite Craig
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	If we have to have more houses then I propose we go with option 1B which I understand will limit the extra houses to 600.
Include files	
Number	Question 40
ID	LPIO7871
Full Name	Dr Peter Chapman
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 1A preferred
Include files	
Number	Question 40
ID	LPIO7879
Full Name	MRS MARIE LAKEN
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 to you regarding the above in relation to Berkhamsted and would like to <p style="text-align: center;">CHOOSE OPTION 1B TO LIMIT BUILDING TO THE EXTRA 600 HOUSES ALREADY PLANNED</p> for the area.
Include files	
Number	Question 40
ID	LPIO7888
Full Name	SUE TAYLOR
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I understand we have no choice but to accept one version. Given that I would opt for the least damaging version 1B but I would strongly appeal for maintaining the existing Greenbelt and preventing <u>any</u> development of greenfield sites around Berkhamsted and Northchurch.
Include files	
Number	Question 40
ID	LPIO7904
Full Name	MRS JEANETTE EMPSON
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support the proposal 1B.
Include files	
Number	Question 40
ID	LPIO7913
Full Name	MS DEBBIE FINAN
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I choose option 1B , no to another 600 houses
Include files	
Number	Question 40
ID	LPIO7966
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	<p>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.</p> <p>If development options are considered, I primarily support Option 1B as best for all of the Borough and Berkhamsted. As a very second best option, I would reluctantly support 2B. All other options are not supported.</p> <p>BRAG RESPONSE TO Q40</p> <p>Yes</p> <p><input type="checkbox"/></p> <p>This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.</p> <p><input type="checkbox"/></p>

The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

□

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.

□

The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files

Number

Question 40

ID

LPIO8014

Full Name	Mr Michael Nidd
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO8037
Full Name	MS JUDITH ALLNUTT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	As a resident of Berkhamsted for 37 years I would like to support the OPTION 1b of Dacorum's Local Plan.
Include files	
Number	Question 40
ID	LPIO8041
Full Name	MR MARK HUTTON-NORTH
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This support is because one well planned large development with accompanying new infrastructure is favourable to small pockets of new housing spread across the borough, which currently would have no infrastructure to support it and would be difficult to achieve provision of new suitable infrastructure.
Include files	
Number	Question 40
ID	LPIO8042
Full Name	MS SUSAN SHYVERS
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I consider 1B the most practical as the development will have its own infrastructure so will be self contained.
Include files	
Number	Question 40
ID	LPIO8051
Full Name	JACK & DIANE DEBNAM
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 note that we support option 1B of the New Single Local Plan.</p> <p>In our view one large development with accompanying new infrastructure is a much more favourable solution than small pockets of new housing spread across the borough.</p> <p>Small developments in areas without the appropriate infrastructure will create significant damage to those areas. Improving the infrastructure in many small areas will incur the Council considerable expense.</p>
Include files	
Number	Question 40
ID	LPIO8075
Full Name	Lynda Clarke
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I accept that more houses are needed and understand that the local authority must decide where they should be located and on this basis I believe Option 1B is the best option for DBC to pursue. However, they are a bad set of options for our area and can we be sure of the veracity of the information upon which DBC has based its proposals

Include files	
Number	Question 40
ID	LPIO8096
Full Name	MR COLIN BAYLISS
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>am responding to the Local Plan consultation.</p> <p>Having reviewed all the relevant arguments I find that the Berkhamsted Residents Action Group's summary for question 40 sums up the situation perfectly and I therefore quote it here in full:</p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 yearsworth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty,

	<p>residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure. <p>Consequently, the new Local Plan should be limited to Option 1B which will enable Berkhamsted to remain a special place</p>
Include files	
Number	Question 40
ID	LPIO8111
Full Name	Mrs Raeeka Yassaie
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 view that we should choos option 1B in order to limit the building to the extra 600 houses already planned.</p> <p>Berkhamsted has already got 34% more houses than the target already build - 10 years of houses built in first 5 years of current plan.</p> <p>As an expectant mother, I am very concerned that pushing the town beyond option 1B will lead to us not having the infrastructure to support the extra residents. I am aware that the head masters of local schools are already extremely worried about where these extra children will go and the rest of our infrastructure will suffer too.</p> <p>Anything other than option 1B will be damaging to existing and potential new residents of the town. In my mind any other option is unacceptable</p>
Include files	
Number	Question 40
ID	LPIO8124
Full Name	MR PETER CRACKNELL

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My response to the Local Plan is therefore to go for Option 1B - limiting the increase in Berkhamsted housing to the 600 already planned.
Include files	
Number	Question 40
ID	LPIO8130
Full Name	Mr Patrick Beynon
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 consider that the best option for delivering growth in Dacorum is option 1b. As a new town Hemel Hempstead appears far better equipped and designed to grow rather than allow significant growth on the market towns. There is a risk of destroying the unique nature of our market towns and causing overwhelming demands on infrastructure. Berkhamsted has limited infrastructure and by 2016 had already exceeded Core Strategy targets by in excess of 30%. There is a risk of the town becoming significantly over developed. As outlined by the planning Inspector in his Core Strategy report; development in Berkhamsted " has to be balanced against the need to protect the town's historic character and setting."</p> <p>It appears better for the Borough to concentrate development on Hemel Hempstead. The Core Strategy Planning Inspector was in agreement that the focus for development should be in Hemel Hempstead. This is the best option for supporting new growth through existing and additional development of infrastructure.</p>
Include files	
Number	Question 40
ID	LPIO8136
Full Name	MR STUART DOWNHILL
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I do not believe we have any option but to select 'Option 1B' without a <u>complete</u> reshaping of the town centre which would, of course, lose a lot of its present charm.
Include files	
Number	Question 40
ID	LPIO8148
Full Name	Julie Carden
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 proposed planning document for Dacorum and as a resident of Berkhamsted, I would like to comment on question 40 in particular.</p> <p>Berkhamsted is already 34% ahead of target with house building and if we go beyond option 1B, in my opinion and that of many other local residents, our infrastructure will not be able to handle it. There will not be enough places for schooling, GPs and traffic will get much worse. There's no point overpopulating a town to the point that it cannot handle the number of residents it has, particularly when there are other towns locally that are below their targets and when the south east of England should not be the be all and end all.</p> <p>Please reconsider your current plans for Berkhamsted</p>
Include files	
Number	Question 40
ID	LPIO8184
Full Name	MR DAVID 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>I am writing to express my views and objections to the proposed Dacorum Local Plan as it affects Berkhamsted.</p> <p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>The town of Berkhamsted is described in the Hertfordshire County review of it's market towns as a town of exceptional character and of historic interest</p>

being a quiet town despite it's commuter location. I believe the proposals as described will be to the detriment of the town.

The basis for this statement is as follows:

the town is built around a steep sided valley which is already jammed with local traffic, despite the A41 by-pass. At times the High St and surrounding roads become gridlocked and it can regularly take 45mins to 60mins to travel from Northchurch to Bourne End. More housing on the scale proposed will only exacerbate this situation.

Berkhamsted is being over developed with 34% more houses than the current target. Whereas Hemel Hempstead is 21% below target. Is this a fair allocation of housing?

The infrastructure of Berkhamsted cannot cope with an increase in population as proposed. There are insufficient services to meet the needs of the existing population let alone that envisaged in the Local Plan. Hemel Hempstead is better able to cope with such an increase.

There is a lack of public transport which results in an increase in the use of cars etc. The hilly nature of the town means that cycles are not practical for the majority of the population of the town.

The consequence of this is that there is a woeful lack of parking in the town. The proposed multi-storey car park will not even meet the needs of the existing population let alone the proposed increase. The consequence of this congestion will be to drive local businesses out of the town and discourage new ones from setting up.

The additional traffic can only lead to an increase in pollution with the subsequent health risks. The town is currently poorly serviced by the Herts CC and suffers as a result of this. For example in the current bad weather problems experienced from 10th December onwards there has hardly been a gritting lorry in the town and important side roads serving schools, doctors etc and bus routes have not been gritted at all. Appalling service which will be made worse as the number of houses increase.

The school provision will not accommodate the proposed increases.

The health provision is totally inadequate. With the withdrawal of Hemel Hempstead hospital from service the provision has become one of the worst in the country. How can a Local Plan be predicated on the use of Watford Hospital to service our population which is predicted to increase by thousands. It does not make sense.

Similarly the maternity hospital will be to far away to provide the provision that should be provided to mothers and children.

The provision for the elderly is similarly inadequate with very poor provision in the town. The closure of the Gossoms End Elderly Care unit and the support it offered to the community is symptomatic of the lack of provision. A situation which will only be exacerbated by the

	<p>additional housing proposals in the plan. Not all new householders will be young commuting families.</p> <p>Local doctor surgeries are already struggling to meet the needs of the current population. The Local Plan will only make this situation worse even if a new practice surgery is proposed with the developments.</p> <p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group.</p> <p>As a consequence Option 1B to develop Hemel Hempstead with it's better infrastructure being a new town designed for expansion is the better option. Berkhamsted being a market town is ill equipped for the expansion outlined.</p> <p><i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town is far better equipped/designed to grow. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. However, we understand that this could threaten the Sunnyside Rural Trust in its Hemel Hempstead location which would be to lose not only such an important community resource but also unique employment opportunities for adults with learning difficulties in the borough.
Include files	
Number	Question 40
ID	LPIO8202
Full Name	MR TERRY ESOM
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 consultation documents one thing is very clear. There is absolutely NO proper planning for increased spending on infrastructure to support any increase in housing numbers and population density. No mention of new hospitals, schools, doctors surgeries or expenditure on roads. Of the 7 options only one makes any sense at all and that is 1B. Be brave and do one proper large development- somewhere like the old Buncefield site perhaps or the area between Hemel and St Albans with proper infrastructure to support a large development and do not further mess up small village</p>

	and towns by shoehorning in odd bits of development.
Include files	
Number	Question 40
ID	LPIO8203
Full Name	GERALD AND CLARE MCALOON
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 register the feelings of both my husband and myself as regards the proposed construction of accommodation that is not needed in Berkhamsted. We already have traffic problems as well as those regarding medical practices not too mention the provision of school places. We wish to support Option 1B
Include files	
Number	Question 40
ID	LPIO8212
Full Name	NORMAN AND HELEN NICHOLLS
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	and of the (not great) options available we favour Option 1B to question 40 as being the best for Berkhamsted and Dacorum
Include files	
Number	Question 40
ID	LPIO8222
Full Name	Mrs Suzanne Nixon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	QUESTION 40 I support option 1B as the only viable one

Include files	
Number	Question 40
ID	LPIO8237
Full Name	James McGahern
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 to oppose any future developments in Berkhamsted and wish to endorse Option 1B in the local plans you have put forward.
Include files	
Number	Question 40
ID	LPIO8241
Full Name	David Beaumont
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Whilst I accept the need for further housing I ask that the council strongly consider adopting option 1B and defer developments in areas outside Hemel Hempstead for the present.
Include files	
Number	Question 40
ID	LPIO8244
Full Name	A Nudd
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Of the options put forward, Question 40/Option 1B would be best not only for Berkhamsted but Dacorum as a borough.
Include files	

Number	Question 40
ID	LPIO8285
Full Name	Professor Brian Davies
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We vote for Option 1B
Include files	
Number	Question 40
ID	LPIO8296
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	<p>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</p> <p>I should have emphasised in my comments that although I strongly object to any further development in Berkhamsted, if any option HAS to be accepted then 1B is my favoured one.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the

	<p>rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting
Include files	
Number	Question 40
ID	LP108322
Full Name	mr adam fawzi
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 fully agree with the comments added by Richard case regarding options 1A and 1B</p> <p>Richard Case</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the

sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO8339
Full Name	ANNA HUTTON-NORTH
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This support is because one well planned large development with accompanying new infrastructure is favourable to small pockets of new housing spread across the borough, which currently would have no infrastructure to support it and would be difficult to achieve provision of new suitable infrastructure.
Include files	
Number	Question 40
ID	LPIO8506
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most</p>

suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/developed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has

	<p>to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help "protect the town's historic character and setting" and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO8516
Full Name	Mrs Sarah Rees
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, 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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall</p>

that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

	<p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO8524
Full Name	Spencer Holmes
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another</p>

Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 39 (please note full document is attached to Q46)

Question 39 *Is Option 1A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- This option goes against the Core Strategy Inspector's conclusion that "Hemel Hempstead will be the focus for housing development within the

borough” and that “many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main ”

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 40
ID	LP108562

Full Name	MICHAEL AND PENNY WEBSTER
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We residents for some 35 years at Moor Cottage, The Common, Berkhamsted, Herts HP4 2QF , choose Option 1B to limit building in Berkhamsted to the extra 600 houses already planned for this locality. This will impose the least strain on the local resources, water and other utilities, bridges, traffic congestion and parking, access to and availability to local amenities such as medical and physiotherapy practices, all of which are currently under considerable strain even before the 600 extra houses are built. Moreover, in terms of fairness and equity, it seems manifestly unfair that Berkhamsted, quite apart from its historic significance in this area, should be seen to be taking a disproportionate allocation of housing we are advised is desperately needed for the Dacorum Borough.
Include files	
Number	Question 40
ID	LPIO8585
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>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not

acceptable given the infrastructure limitations and would destroy their unique

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO8683
Full Name	MRS G RUSSELL
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No

	1- Would agree, but not with element in Green Belt, and Kings Langley should be protected.
Include files	
Number	Question 40
ID	LPIO8689
Full Name	Mr Geoff Llewellyn
Company / Organisation	RPM Business Consulting Limited
Position	Managing Director
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 strong preference for Option 1B amongst those proposed in your consultation document.</p> <p>I do not regard this as being in any way ideal, however, because it is clear to me that the development of Berkhamsted has been disproportionate compared with neighbouring areas (especially Hemel Hempstead) and is evidently allowing developers to trade on the “brand” of the town in a way that will inevitably reduce the amenity offered by the town and “kill the goose” that is laying the golden eggs!</p> <p>Berkhamsted’s lack of green space and other amenities, such as play space, has been recognised for many years <i>in your own documents</i> and I find it astonishing that the planning authority is not doing more to address the lack of infrastructure, for example sewerage, before allowing more development</p>
Include files	
Number	Question 40
ID	LPIO8714
Full Name	MR NIGEL EGERTON-KING
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 a strong preference for Option 1B. Other options represent an unacceptable over- development of Berkhamsted that is completely disproportionate to the size of our town and its facilities. Hemel Hempstead is better able to accommodate growth than Berkhamsted.</p>
Include files	

Number	Question 40
ID	LP108746
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> <p>However, I/we would like to take this opportunity emphasize just a few of the most important points within that response</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change</p>

Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be

	<p>punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO8779
Full Name	gregory lee
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO8786
Full Name	Mr Lawrence Parnell
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 make the following comments in respect to your current consultation:</p> <ol style="list-style-type: none"> The eastern administrative boundary of Dacorum BC, as it relates to Kings Langley, does not include a significant area to the east of this line which is within the Kings Langley catchment. The boundary between Dacorum and Three Rivers District Council is artificial and bears no relationship to the practical day to day lives of residents and commerce (both of which are substantial and significant in quantum) and their focus on Kings Langley, e.g. for usage of Kings Langley Station, access to Junction 20 of the M25, High Street services, Doctors surgery, etc. Allocation of housing demand and its associated needs, must take into consideration not only the demands of the existing true catchment but also the potential of this catchment area to contribute to the demand response. There are, for example, lands on either

side of the M25, immediately north of Junction 20 and not within Green Belt but within Three Rivers DC, which ought to be included. However the Three Rivers Planning website – which includes a Kings Langley sub-section - is devoid of any suggestion that that Authority is required to meet demands similar to those being considered by Dacorum.

Thus, as currently proposed, any and each of the Options presented for Kings Langley, is based on an incorrect and unreasonable understanding of Kings Langley.

- 1 The pressures on Kings Langley as it exists today are immense. Traffic congestion on the A4251 is a daily occurrence and at all times of the working day, including Saturdays. Parking for the High Street (including the dedicated car parks), and Kings Langley Station is at or close to capacity most of the time. Distributor roads off the A4251, e.g. towards Chipperfield, struggle to cope with existing demand. Kings Langley Junior and Senior schools are at capacity.

Kings Langley is struggling, even as it is today.

No Options should be considered without there first being a comprehensive study of the current demands and resources on daily life in Kings Langley, and a forward projection of these assuming the status quo. Only then can an effective Impact Assessment be made for significant development of the kind proposed in each Option, let alone justification for inclusion of Green Belt lands. Furthermore, such Impact Assessments must be accompanied by detailed explanation of changes to, and additional, infrastructure that will be required – Junction 20 layout, Kings Langley Station and the services it provides, the High Street, schools, health, roads and transport, local employment, green space, leisure, etc. Such Impact Assessments are essential and should be subject to public scrutiny prior to the adoption of any plans for development let alone those proposed in the Options.

Include files	
Number	Question 40
ID	LPIO8806
Full Name	c & w green
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	We wish to record our strong preference for Option 1B which limits building to the extra 600 houses already planned.
Include files	
Number	Question 40
ID	LPIO8808
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>In reference to Dacorum's Local 2036 Strategic Plan and the proposed number of additional houses to Berkhamsted, Option 1b appears to be the only workable solution that meets the needs of:</p> <ul style="list-style-type: none"> • The Growing population in the Borough • The different and future social demands & needs of citizens across the borough • Achieving the optimum tenure mix of housing to meet those demands <p>Maintaining the vision of Dacorum Council of maintaining green belt areas and managing the ongoing threat of increased urbanisation in the south east of England</p> <p>In summary, Option 1b appears the only viable option for Berkhamsted without having a significant negative environmental, economic and social impact on a major contributor to the area.</p>
Include files	
Number	Question 40
ID	LPIO8849
Full Name	MR CHRISTOPHER PETTIT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I prefer option 1 (a & b)
Include files	
Number	Question 40
ID	LPIO8886
Full Name	mrs susan stier
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Q40- YES- option 1B is the best of the options on offer.
Include files	
Number	Question 40
ID	LPIO8899
Full Name	Mr Oliver Laken
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 register my choice for Option 1B, which is to limit building to the extra 600 houses already planned and no more.
Include files	
Number	Question 40
ID	LPIO8931
Full Name	Ms Karen Harrison
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 am unclear as to why Shendish has been included in Hemel's proposed plans. This makes it very difficult for residents of Kings Langley, or other interested parties, to select which would be their preferred option. If you are to vote with the purpose of protecting Kings Langley from huge development by opting for Options 1A or 1B then you are in fact supporting the fate of Shendish, as this has been classed as part of the Hemel Hempstead plans. Likewise, voting for 1C calls for the outwards expansion of Kings Langley as one of the large villages mentioned. It appears as if Kings Langley has been deliberately placed in a no win situation.</p> <p>I am sure that there will have been many that have voted in favour of option 1A or 1B who are unaware of the implications that this will have on Kings Langley.</p>
Include files	

Number	Question 40
ID	LP108968
Full Name	barney greenwood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Yes.</p> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity".</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted</p>

	<p>proposed in all but one of the options on the table does not do this.</p> <p>Central Government's policy on Green Belt is clear: "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</p>
Include files	
Number	Question 40
ID	LPIO9047
Full Name	Mrs Susan Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature
Include files	
Number	Question 40
ID	LPIO9060
Full Name	David Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Yes</p> <p>This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the</p>

	sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
Include files	
Number	Question 40
ID	LPIO9067
Full Name	Moira Thomson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I refer to my previous email re above. Just to clarify my preferred option is option 1B.
Include files	
Number	Question 40
ID	LPIO9090
Full Name	Suzanne Jannese
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Therefore my preferred option (from Question 40) would be Option 1B - it would be best not only for Berkhamsted but Dacorum as a borough. In one condensed area, with close transport links to the A41 - and the space to fit proper roads, a school, doctors, an old people’s home, play areas etc - it makes sense to build there.
Include files	
Number	Question 40
ID	LPIO9094
Full Name	Suzanne Jannese
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	I urge you to consider Option 1B as the best choice - if - and only if, it is utterly necessary.
Include files	
Number	Question 40
ID	LPIO9099
Full Name	Kath Paterson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Our wish is that the Council pursue Option 1B in re: housing growth options by which we mean limiting building in Berkhamsted to the additional 600 houses already planned.
Include files	
Number	Question 40
ID	LPIO9121
Full Name	Claire Jones
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Therefore I support option 1A & 1B which involve no Green Belt releases at Kings Langley
Include files	
Number	Question 40
ID	LPIO9172
Full Name	S Langley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline

	<p>principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town's historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
Include files	
Number	Question 40
ID	LPIO9189
Full Name	Mrs Jennifer Sherwood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Having read the detailed proposals for Berrkhamsted and visited the very crowded consultation exhibition I support the proposal 1B as the only one acceptable for the future needs of Berkhamsted .It would appear that insufficient consideration has ben given to the geological

	and topographical structure of the town nor of the demographic make up of its population. The infrastructure scarcely meets it and educational needs are already stretched to their limits.
Include files	
Number	Question 40
ID	LPIO9220
Full Name	RICHARD HACKETT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Basically I want to day that Berkhamsted, being a town situated in a valley is really a poor choice for largescale development.</p> <p>There has been a lot of developments in Berkhamsted and many speculative builders have made a great deal of money. There has been comparatively little investment by the Dacorum Council in the infrastructure. There are simply not enough roads, doctors or schools in the area to sustain additional growth.</p> <p>So on question 40 in the Consultation I vote for 1B</p>
Include files	
Number	Question 40
ID	LPIO9225
Full Name	Mrs Jean Farrer
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	As Berkhamsted has already taken more than its necessary quota of housing in the current plan, I suggest that Option 1b is the best proposal. This would build on and hopefully enhance Hemel Hempstead as a centre, with an opportunity to improve the shopping facilities.
Include files	
Number	Question 40
ID	LPIO9240
Full Name	Angela Walsh
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
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 40
ID	LPIO9242
Full Name	Mrs Sarah Gray
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Question 40/Option 1B would be best not only for Berkhamsted but Dacorum as a borough.
Include files	
Number	Question 40
ID	LPIO9248
Full Name	Mr Michael Guy
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Option 1B is clearly the best solution for Berkhamsted. Otherwise you risk ruining the quality of life of its residents. This is not 'nimbyism' – as already stated we have already done our bit, more than our bit, so do not spoil people's lives in order to tick political boxes and make a few quid - that is not your role. You are custodians of the town whom we vote for, to represent the town and its residents, so please do the right thing. Other towns and areas clearly have greater ability to accommodate new housing needs such as Hemel Hempstead, Kings Langley, Stevenage (if a Herts quota), Welwyn etc.</p> <p>Berkhamsted is a small market town in a valley with geographically constrained features which do not afford for uncontrolled expansion – this is surely obvious to all.</p>

	Please do not ruin our quality of life, and that of our children, and do the right thing – Choose Option 1B.
Include files	
Number	Question 40
ID	LPIO9292
Full Name	JANET LEDGER
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 strongly object to anything more than option 1b in the development around Berkhamsted. I walk into town along kingshill way and down kings road. This is inherently dangerous to walk down to town. The pavement is too narrow with lorries and fast moving cars within inches of me. All these new residents will most likely drive into town and we do not have the infrastructure for this amount of cars to descend on a historic market town.
Include files	
Number	Question 40
ID	LPIO9302
Full Name	Graham Paterson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Our wish is that the Council pursue Option 1B in re: housing growth options by which we mean limiting building in Berkhamsted to the additional 600 houses already planned.
Include files	
Number	Question 40
ID	LPIO9345
Full Name	Mr Brian Hunt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	In conclusion we would chose option 1B which limits building to the 600 houses already planned.
Include files	
Number	Question 40
ID	LPIO9409
Full Name	Joanna Kedgley
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 reasons for not using the other options are.....</p> <p>Primarily the loss of substantial green belt areas which would impact greatly on the well being of the people and wildlife in these areas particularly option C.</p> <p>As it is, Kings Langley in particular struggles already with traffic congestion and over subscribed schools, doctors, and medical facilities. By adding more houses, cars and people this will just add more of an enormous strain on these already overburdened facilities.</p>
Include files	
Number	Question 40
ID	LPIO9419
Full Name	Mr Gary Poust
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Looking at other people's responses within the portal, it appeared that NIMBYism (Not In My Back Yard) was comprehensibly widespread e.g. Kings Langley residents supporting proposals for new-builds around Berkhamsted, Hemel Hempstead and Tring . . . or Hemel Hempstead taking the whole hit and vice versa. I appreciate that Dacorum Borough Council have targets to achieve with regards to building new homes to accommodate an ever increasing population. Residents can protest, scream and shout, but new-builds will inevitably happen</p>
Include files	
Number	Question 40
ID	LPIO9428
Full Name	Dr Christopher Roythorne
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Our conclusion must be that Option B is the only acceptable outcome for the Strategic Plan until such time as detailed and definitive proposals as to how the additional load on local infrastructure can be effectively and satisfactorily accommodated.
Include files	
Number	Question 40
ID	LPIO9430
Full Name	JANE DUNCAN
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In my view one large development with accompanying new infrastructure is favourable rather than small pockets of new housing spread across the borough, which currently would have no infrastructure to support it and would be difficult to achieve provision of new suitable infrastructure.
Include files	
Number	Question 40
ID	LPIO9487
Full Name	mr richard dickinson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1B limiting building to the extra 600 houses (in Berkhamsted) already planned is the least unacceptable option for new development
Include files	
Number	Question 40
ID	LPIO9490
Full Name	Rosalind Partridge
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	2. Please limit your objective to plan 1b
Include files	
Number	Question 40
ID	LPIO9493
Full Name	Michael and Susan Wright
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	For all the above reasons we are strongly of the view that option 1B (in Berkhamsted) should prevail, to limit building to the 600 dwellings already planned.
Include files	
Number	Question 40
ID	LPIO9517
Full Name	Patricia Bandle
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 comment on the Local Plan and in particular on the plans for the building of new homes in Berkhamsted. The option which must be chosen is 1B If the Council is to act in the interests of its constituents it should choose OPTION 1 B
Include files	
Number	Question 40
ID	LPIO9518
Full Name	Patricia Bandle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>There are a number of reasons for 1B being the obvious choice.</p> <ol style="list-style-type: none"> 1 Already the town is full of cars. Adding another 1,600 houses with another few thousand cars will produce gridlock. 2 The number of school places in the town is inadequate to cope with a huge influx of residents. The school reorganisation recently to produce more primary school places has been successful but schools now are nearing capacity. 3 Town services are stretched. For example it is already difficult to get a doctor's appointment within a reasonable time scale. <p>4. Berkhamsted has already had many new houses built here. Hemel however has not reached its target for new homes. Why not build more there?</p>
Include files	
Number	Question 40
ID	LPIO9521
Full Name	Patricia Bandle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>5. More AFFORDABLE homes are needed to help locally people find places to live. Very few have been built in Berkhamsted and we need more. We do not need more expensive housing which makes money for developers and incidentally for the council and pushes prices up making housing even more Inaccessible to many.</p>
Include files	
Number	Question 40
ID	LPIO9522
Full Name	Mrs Margaret Pillinger
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 vote for Option 1 b</p> <p>This is principally because Berkhamsted's infrastructure is already MASSIVELY overloaded - for healthcare (doctors, dentists and the elderly), traffic, parking,</p>

	<p>schools and (possibly as I don't have details) utilities/ gas/ electricity/water. Drainage/sewerage is now often visibly inadequate in heavy rain. And the provisional plans also involve building on a flood plain.</p> <p>The current massive developments are still to be finished and without any further planning permissions they will push an already inadequate and strained infrastructure past breaking point. The town simply cannot support further housing development.</p>
Include files	
Number	Question 40
ID	LPIO9571
Full Name	Colin 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>The local plan must not ignore the fact that Berkhamsted has been more than fair with its development by building 34% more houses than the target whereas Hemel Hempstead is 21% below target. It is not fair to expect more housing in Berkhamsted; the infrastructure, parking, increased car movements, doctors, schools cannot cope with any more development. Narrow roads in Berkhamsted are used for parking and therefore cause gridlock. All roads leading into Berkhamsted are already at full capacity whether or not it is rush hour. There will, in any case, inevitably be more traffic coming into Berkhamsted via Potten End when the additional houses are built between Hemel Hempstead and Potten End.</p> <p>Option 1b has to be the plan put forward to satisfy the government demands.</p>
Include files	
Number	Question 40
ID	LPIO9601
Full Name	Carina De Coninck
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 strong preference would be to have the most limited amount of additional building in Kings Langley (Option 1) to preserve the Kings Langley all the residents know and love. If additional housing HAS to be done then I believe the focus should instead be on Hemel</p>

	Hempstead which is already a built up area and has more services to sustain the additional residents.
Include files	
Number	Question 40
ID	LPIO9613
Full Name	Mr Guy Dawkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In light of the foregoing points (and many others I don't have time to include) I would opt for Option 1B (all development to be in Hemel) as the most beneficial option with least impact on the market towns or the green belt
Include files	
Number	Question 40
ID	LPIO9622
Full Name	Elizabeth Rennie
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	As a consequence I can only choose option 1B to limit building to the extra 600 houses already planned, any further development will result in permanent environmental damage.
Include files	
Number	Question 40
ID	LPIO9628
Full Name	JANE DUNCAN
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In my view one large development with accompanying new infrastructure is favourable rather than small pockets of new housing spread across the borough, which

	currently would have no infrastructure to support it and would be difficult to achieve provision of new suitable infrastructure.
Include files	
Number	Question 40
ID	LPIO9640
Full Name	Roger Groom
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>A - Overall comments on the Options outlined.</p> <p>Generally I agree with the comments submitted by Berkhamsted Town Council in their response dated 11th December 2017. Berkhamsted, as an Historic Market town with all the constraints that imposes, cannot accommodate any of the development proposals suggested by the interested parties in the document. It simply does not have the necessary infrastructure by way of roads, train station capacity, school places, medical facilities, hospital access or care provision. Expansion of infrastructure to accommodate expansion would seriously damage the amenities and character of the town, as well as putting massive strain on the very compact town centre with its already stretched road network within it and leading into it. We also need to keep the Green Belt we already have to avoid urban sprawl.</p> <p>If further housing is needed in Dacorum it should be directed to those Towns which can absorb the growth by plugging into existing infrastructure and, where necessary, expanding those facilities. Hemel Hempstead is such a town where there is opportunity for growth.</p> <p>I therefore would favour Option 1B in the document.</p>
Include files	
Number	Question 40
ID	LPIO9643
Full Name	JAMES ROTHNIE
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Of the consultation on the Dacorum website answer 1B to question 40 seems to be the least bad option, although

	it should be emphasised that no further development in Berkhamsted is the only sensible option.
Include files	
Number	Question 40
ID	LPIO9676
Full Name	Mr Luke Geoghegan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Having had time to consider this I am strongly opposed to the plan. The draft plan needs to be scrapped and re-started from fresh. If this is not possible I choose option 1B - limit building to the 600 houses already agreed
Include files	
Number	Question 40
ID	LPIO9681
Full Name	Stephen Bailey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I choose Q40 Option 1B as the best option for Berkhamsted and Dacorum as a whole. The other options fail to recognise the true impact of further development of Berkhamsted.
Include files	
Number	Question 40
ID	LPIO9728
Full Name	Brendon Sparks
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Your proposals should be limited to Option 1B to limit house building in Berkhamsted to the extra 600 houses already planned.

Include files	
Number	Question 40
ID	LPIO9737
Full Name	Brendon Sparks
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><u>Hemel Hempstead Opportunity</u> The best option is to concentrate growth in and around Hemel Hempstead. Option 1b. This former new town as a sub-regional centre is best equipped to accommodate growth The other options should be dropped.</p>
Include files	
Number	Question 40
ID	LPIO9785
Full Name	Aly MacLean
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 we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has</p>

developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO9833
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	<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 we wish DBC to duplicate BRAG’s responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p>

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files

Number	Question 40
ID	LPIO9861
Full Name	CR & LD JENNINGS
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Bovingdon Airfield fills the bill.
Include files	
Number	Question 40
ID	LPIO9879
Full Name	JOHN & CHRISTINE CARTWRIGHT
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 giving us the opportunity to express our views on your consultative document.</p> <p>My wife and I choose option 1B to limit the building of new houses to the 600 already planned.</p> <p>We have lived in Berkhamsted since 1979 and it has gradually become a very crowded environment largely due to its geography as a valley town.</p> <p>Building more houses will only put more pressure on the infrastructure of the town which is already under strain.</p> <p>We live in Millfield , in the Sunnyside Parish, which has a potentially dangerous access onto Gravel Path due to poor visibility and a weak bridge over the railway line which is single lane and acts as a bottleneck.</p> <p>The steep slope of Gravel Path down to the bridge has little traffic calming measures and several blind corners. During peak hours the road is a liability.</p> <p>Cramming more houses into Berkhamsted, without improving the infrastructure first, is in our opinion foolhardy.</p>
Include files	
Number	Question 40
ID	LPIO9897

Full Name	KERRY BIGGER
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	At this time, option 2B is the best outcome for Bovingdon.
Include files	
Number	Question 40
ID	LPIO10008
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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>

constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
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Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target

	<p>figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO10056
Full Name	Jill Mewha
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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted</p>

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BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

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	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO10065
Full Name	Jill Mewha
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>In my view, of the options put forward, <u>Option 1B</u> is the only one that would be acceptable for Berkhamsted - and Dacorum as a borough.</p>

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
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However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
 -

Include files

Number	Question 40
ID	LPIO10068
Full Name	Mrs Penella Warren
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I propose that the best option Q40/1B
Include files	
Number	Question 40
ID	LPIO10125
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> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing</p>

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BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct

	<p>place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO10134
Full Name	Mr Charles Toner
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 Mr Charles & Mrs Valerie TONER, Berkhamsted residents for over 33 years.</p> <p>We have gone over the plans and possible sites for Berkhamsted and our preferred OPTION is 1B.</p>
Include files	

Number	Question 40
ID	LPIO10173
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	<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> <p>Please take this email as my formal response to the current consultation on Dacorum's Local Plan. Of the options under consultation my preferred option is for Option 1B (question 40). I believe that this is the best of a bad set of choices, both for Berkhamsted and for Dacorum as a borough.</p> <p>It is not reasonable to set a housing target above numbers achievable considering all the constraints of the area, which DBC have calculated to be 476 new dwellings per year. However the figure of 476 underestimates the amount that can be achieved within urban boundaries. Yes Local Authorities have to calculate housing need but then Government policy states "Local planning authorities then need to determine whether there are any environmental designations or other physical or policy constraints which prevent them from meeting this housing need. These include, but are not limited to, Ancient Woodland, the Green Belt, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest. They also need to engage with other authorities – through the duty to co-operate – to determine how any need that cannot be accommodated will be redistributed over a wider area. This means that the level of housing set out in a plan may be lower or higher than the local housing need." DBC figures ignore the major extension to East Hemel that is proposed by St Albans. Notwithstanding St Albans refusal to cooperate at this time, figures from that development should be incorporated which should amount to a minimum of three years housing supply and, with increased density numbers in appropriate areas, this would bring the numbers up to or very close to the 'draft Government figure'. In short, growth options should be dependent on a realistic assessment of capacity and the suitability of the sites proposed within the recognised constraints as should the allocation of development. It should be recognised that predictions of need are subject to quite large margins of error given the various assumptions on which they are calculated. DBC have not considered the rejected options properly.</p>

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files

Number	Question 40
ID	LPIO10182
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	<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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of</p>

State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty

	<ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO10183
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	<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> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has</p>

	<p>been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO10230
Full Name	Mr Tim Beeby
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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel.</p>

There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the

	<p>first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO10277
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	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

We wish to lodge our strong protest to the DBC New Local Plan and state our support for the Berkhamsted Residents Action Group response, particularly that **Option 1B** is the best of the bad choices on offer. We copy the Berkhamsted Residents Action Group response below to clarify that.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted

and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel

	and provide best option for new supporting infrastructure
Include files	
Number	Question 40
ID	LPIO10327
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	<p>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. Option 1B is the only acceptable option.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target</p>

	<p>figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO10334
Full Name	Mrs Valerie Toner
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 Mr Charles & Mrs Valerie TONER, Berkhamsted residents for over 33 years.</p> <p>We have gone over the plans and possible sites for Berkhamsted and our preferred OPTION is 1B.</p>
Include files	
Number	Question 40
ID	LPIO10376
Full Name	J&P Savage
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel

	and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO10397
Full Name	PETA & IAN WOOLLETT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	strongly support option 1B of this plan
Include files	
Number	Question 40
ID	LPIO10441
Full Name	Mr Daniel Parry
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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target

	<p>figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure
Include files	
Number	Question 40
ID	LPIO10450
Full Name	Mr Daniel Parry
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>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the

Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique

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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO10490
Full Name	David Burbidge
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, <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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

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Include files	
Number	Question 40
ID	LPIO10499
Full Name	David Burbidge
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, <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>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</u></p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

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Include files	
Number	Question 40
ID	LPIO10540
Full Name	Mr Stephen Doughty
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>I would however like to make a few specific comments.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum

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Include files	
Number	Question 40
ID	LPIO10588
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

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...

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

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 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel

	and provide best option for new supporting infrastructure
Include files	
Number	Question 40
ID	LPIO10635
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	<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will</p>

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Include files	
Number	Question 40
ID	LPIO10644
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	<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>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in

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Include files	
Number	Question 40
ID	LPIO10685
Full Name	Sally and David Williams
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 as support for BRAG's submission.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not

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Include files	
Number	Question 40
ID	LPIO10733
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	<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 I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to emphasise a few of the most important points within that response that I strongly agree with:</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Five year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC has carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted has <u>exceeded by 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognised when considering housing allocations between them. Housing distribution should not be</p>

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Include files	
Number	Question 40
ID	LPIO10827
Full Name	Grant Imlah
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option</p>

1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel

	and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO10879
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 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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional</p>

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BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/developed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has

	<p>to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help "protect the town's historic character and setting" and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO10927
Full Name	Jean 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>Option 1B is my choice</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity".</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account in the new plans when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most</p>

	<p>suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
Include files	
Number	Question 40
ID	LPIO10977
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St</p>

Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead

which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO10978
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> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty,

	<p>residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO11027
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	<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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead,</p>

Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Is Option 1B your preferred option for delivering the growth needs of the Borough?

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has

	<p>been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure
Include files	
Number	Question 40
ID	LPIO11074
Full Name	J M 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>Option 1B is my choice</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account</p>

	<p>in the new plans when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
Include files	
Number	Question 40
ID	LPIO11106
Full Name	Denis Maclure
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity".</p>

Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.

Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.

Central Government’s policy on Green Belt is clear: “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 40
ID	LPIO11154
Full Name	Cally Emmas
Company / Organisation	
Position	

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"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40

ID	LPIO11201
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	Yes to 1b with some minor development elsewhere that offers better facilities but not the larger government number suggested overall.
Include files	
Number	Question 40
ID	LPIO11249
Full Name	Jon Rollit
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>Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel</p>

developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct

	<p>place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO11250
Full Name	Jon Rollit
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>Of the options put forward, <u>Option 1B is the only one that would be acceptable for Berkhamsted.</u></p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p>

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO11251
Full Name	Jon Rollit

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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options</p>

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BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help

	<p>“protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO11298
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. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead,</p>

Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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	<p>figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO11306
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. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the

sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO11307
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><i>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted</i></p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique <ul style="list-style-type: none"> • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help "protect the town's historic character and setting" and feel proud for the contribution the town has already made to the housing needs of Dacorum.

	<p>Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO11312
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 take note of our entire response. As required, we have said that Option 1B is the best of a very poor set of option proposals, both for Berkhamsted and for Dacorum as a borough</p> <p>Within your consultation, Option 1B Question 40 provides the least-worst option. However, in our view none of your options offer a realistic basis for a new and achievable local plan. In particular, there must be an explanation from planners as to why home-building in Hemel Hempstead (at 21% under planned development ten years into the current Core Strategy) has not already happened. Without addressing this, and without a proper plan to resolve the issue (for example by setting out significantly more robust, demanding and reciprocal agreements with developers to ensure that they cannot 'call all the shots' and build only where they wish and where their returns will be greatest for least inward investment) there can be no prospect of fair, sustainable and achievable local development across Dacorum moving forward.</p>
Include files	
Number	Question 40
ID	LPIO11316
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 take note of our entire response. As required, we have said that Option 1B is the best of a very poor set of option proposals, both for Berkhamsted and for Dacorum as a borough.</p> <p>Within your consultation, Option 1B Question 40 provides the least-worst option. However, in our view none of your options offer a realistic basis for a new and achievable local plan. In particular, there must be an explanation from planners as to why home-building in Hemel Hempstead (at 21% under planned development ten years into the current Core Strategy) has not already happened. Without addressing this, and without a proper plan to resolve the issue (for example by setting out significantly more robust, demanding and reciprocal agreements with developers to ensure that they cannot 'call all the shots' and build only where they wish and where their returns will be greatest for least inward investment) there can be no prospect of fair, sustainable and achievable local development across Dacorum moving forward.</p>
Include files	
Number	Question 40
ID	LPIO11387
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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried</p>

out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better

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 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO11430
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>option 1b is the only feasible option for Berkhamsted, and even that is ambitious given the inadequacies of our infrastructure and the detriment it would bring to the character of the town – a fact that is you recognise in your current local plan.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p><i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has

	<p>to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help "protect the town's historic character and setting" and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure
Include files	
Number	Question 40
ID	LPIO11437
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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and</p>

restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy **Berkhamsted have exceeded by a massive 34%**. All this without any improvements in infrastructure. In contrast, **Hemel has developed at a rate some 21% below the target figure**, whilst also attracting high levels of infrastructure investment. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Is Option 1B your preferred option for delivering the growth needs of the Borough?

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan

	<p>Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure
Include files	
Number	Question 40
ID	LPIO11497
Full Name	Mr Alan Ledger
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 a strong preference for Option 1B. Other options represent an unacceptable over- development of Berkhamsted that is completely disproportionate to the size of our town and its facilities. Hemel Hempstead is

	better able to accommodate growth than Berkhamsted.
Include files	
Number	Question 40
ID	LPIO11543
Full Name	Ms Eliza Hermann
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>but...</p> <p>I agree with focussing growth at Hemel Hempstead, but this should be achieved by ongoing brownfield redevelopment and regeneration, including high density development in the Hemel town centre, rather than removal of land from the Green Belt.</p>
Include files	
Number	Question 40
ID	LPIO11571
Full Name	Ms Anna Barnard
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 do not wish to suggest that any one option of proposed development numbers is preferable as I am of the opinion that none of them are acceptable as the whole exercise is premature given the government's recent consultation and the relative newness of the Adopted Local Plan.</p>
Include files	
Number	Question 40
ID	LPIO11586
Full Name	Janet and 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	<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 we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help "protect the town's historic character and setting" and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be

	<p>punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO11625
Full Name	Janet and 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	<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 we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical</p>

exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to

	<p>pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure
Include files	
Number	Question 40
ID	LPIO11680
Full Name	eric pillinger
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 vote for Option 1 b</p> <p>This is principally because Berkhamsted’s infrastructure is already MASSIVELY overloaded - for healthcare (doctors, dentists and the elderly), traffic, parking, schools and (possibly as I don’t have details) utilities/ gas/ electricity/water. Drainage/sewerage is now often visibly inadequate in heavy rain. And the provisional plans also involve building on a flood plain.</p> <p>The current massive developments are still to be finished and without any further planning permissions they will push an already inadequate and strained infrastructure past breaking point. The town simply cannot support further housing development.</p>
Include files	
Number	Question 40
ID	LPIO11690
Full Name	VIVIENNE ADAMS
Company / Organisation	Flauden Parish Council

Position	Chairman
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 input into the consultation on the New Single Local Plan (to 2036). Flaunden is a small village surrounded by the villages of Bovingdon, Chipperfield and Latimer and therefore has potential to be significantly impacted by a number of the plans.</p> <p>Having studied the consultation document for the New Single Local Plan (to 2036) Flaunden Parish Council is of the opinion that Option 1B is the best, and indeed the only viable option.</p> <p>Key Reasons</p> <ul style="list-style-type: none"> We believe it is far better to focus development at one large site and provide the necessary infrastructure appropriate for that site and where applicable its future expansion, rather than add odd pockets of development onto already pressured small towns and villages. By dispersing the development it would be very difficult to provide the localised infrastructure that would be required to support expansion.
Include files	
Number	Question 40
ID	LPIO11694
Full Name	VIVIENNE ADAMS
Company / Organisation	Flaunden Parish Council
Position	Chairman
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We therefore believe that a more focused expansion in Hemel Hempstead (as reflected in Option 1b), would enable the correct level of focus on providing the infrastructure necessary to support such a development and is the only viable option.
Include files	
Number	Question 40
ID	LPIO11735
Full Name	Steven Bowen
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Given our comments above and the total absence of any mitigating measures at any of the sites proposed, in the absence of new information we can only support proposed build options 1B, 2B and 3B i.e. no new homes in Bovingdon over and above the 90 sites already identified.
Include files	
Number	Question 40
ID	LPIO11779
Full Name	Edmund Hobley
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. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded targets for the rate of development by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>

constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Brag Response to question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to

	<p>pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastrucutre.
Include files	
Number	Question 40
ID	LPIO11787
Full Name	Edmund Hobley
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. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</p> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>Brag Response to question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p>

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO11818

Full Name	John Thomson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Hemel Hempstead has taken so much new build that it is effectively full up, and it is entirely justifiable that any increased new housing stock be spread around the borough. New build in Hemel Hempstead will inevitably require travel to work from outer developments, so little added travel, if necessary to Hemel Hempstead, will be required from elsewhere in the borough if housing is spread around. Also the infrastructure in Hemel Hempstead is growth restricted.
Include files	
Number	Question 40
ID	LPIO11866
Full Name	Councillor Alan Anderson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Re options 1 / 2 / 3, support option 1 for the same reasons as outlined under question 16:</p> <p>It is the level of housing that most closely abides by Government policy hierarchy on housing levels and preventing the development of the Green Belt, as required by the NPPF.</p> <p>The other levels are not necessary, as they are not required by the Government; flawed, as per the earlier comment made under question 3 about trying to rely on the Strategic Housing Market Assessment on its own; and would needlessly increase the pressure on the Green Belt.</p> <p>The Government is not forcing the Council to allow the higher amounts of development, and what the Council is considering is not necessary and more damaging to the Green Belt.</p> <p>Re options A / B / C, support option A for the following three reasons.</p>

	<p>1 It prevents the coalescence (merging) of the Hemel Hempstead, Rucklers Lane and Kings Langley settlements, and the extension of Hemel Hempstead to the M25, as shown on the right (see attached to Q39).</p> <p>(Option B would put so much pressure on Hemel Hempstead that it would engulf the Rucklers Lane settlement, and option C would extend Kings Langley so close to Hemel Hempstead it wouldn't be possible to prevent eventual coalescence with the town.)</p> <ul style="list-style-type: none"> It spreads the development in the most sustainable locations, staying true to the Settlement Hierarchy policy mentioned/supported earlier in the consultation. (Option B would put too much pressure on Hemel Hempstead, and option C would spread the development to less sustainable locations, leading for example to traffic deadlock outside the towns.) <p>1 It prevents the damage which would be done to the town and village characters of Hemel Hempstead and Kings Langley. (Option B would affect the nature of Hemel Hempstead as a town, and option C would destroy Kings Langley's village character.)</p>
Include files	
Number	Question 40
ID	LPIO11929
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	This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town already has large amounts of public open space and is far better equipped/designed to grow. Forcing large amounts of growth on the market towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
Include files	
Number	Question 40
ID	LPIO11975
Full Name	Dee Sells
Company / Organisation	Markyate Parish Council
Position	Parish Clerk/ RFO

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	The Markyate Parish Council has made its comments earlier in the consultation. We do not believe that any new housing should be considered until the water supply issue is resolved. We do not believe Markyate is appropriate for any further building save to meet local needs.
Include files	
Number	Question 40
ID	LPIO11996
Full Name	alex wood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Please can you put me down as voting for 1B to limit building to the extra 600 houses already planned in the current survey
Include files	
Number	Question 40
ID	LPIO11999
Full Name	HENRY ARMSTRONG
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	DBC should look at other towns far better equipped and which have been designed and planned to cope with expansion e.g. Hemel Hempstead.
Include files	
Number	Question 40
ID	LPIO12022
Full Name	WILLIAM & MARSHA FACEY
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We agree with the Berkhamsted Residents' Action Group that the only acceptable course would be Option 1B.
Include files	
Number	Question 40
ID	LPIO12031
Full Name	JACK ARMSTRONG
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	DBC should look at other towns far better equipped and which have been designed and planned to cope with expansion e.g. Hemel Hempstead
Include files	
Number	Question 40
ID	LPIO12077
Full Name	David Wilyman
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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current</p>

Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

Standard BRAG response to Question 40. Please note full document is attached to Question 46

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of

	<p>new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO12112
Full Name	Colin Blundel
Company / Organisation	Chiltern Society
Position	Planning Officer
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The Chiltern Society is a charitable body with 7000 members. We campaign for the conservation and enhancement of the Chilterns National Character Area, which includes the Chilterns Area of Outstanding Natural Beauty (AONB) and part of the London Green Belt. Our role in the planning system is co-ordinated through a

network of voluntary planning field officers and co-ordinators.

Our main concern in the choice of options is to ensure that potential impacts on the Green Belt and AONB are minimised.

The Green Belt Review should be used as a basis for identifying those sites that no longer contribute to the purposes of the Green Belt and are therefore more appropriate if incursions into the Green Belt cannot be avoided.

In order to protect the Green Belt and AONB to the maximum possible extent we would prefer Option 1 as it would require the least number of houses overall and therefore less pressure on the Green Belt and AONB.

Option 1B is probably the least damaging in that it would concentrate development on Hemel Hempstead where, although some sites are likely to be in the Green Belt, it would not encroach on the AONB. Concentration of development would help to create opportunities for a more co-ordinated approach to associated infrastructure. Option 1B also provides for some development at Tring and Berkhamsted and the larger villages, whilst limiting development in rural areas and encroachments into the Green Belt and AONB. This would spread out the effects to some extent.

Option 1A could provide an alternative but would also lead to loss of Green Belt around Tring and Berkhamsted. Sites would need to be carefully assessed against the purposes of the Green Belt before being considered. Tring and Berkhamsted are also immediately adjacent to the AONB, and we would oppose development that extended into the AONB or impacted on its setting.

Options 2 and 3 would significantly increase development in the Green Belt and AONB around the towns and villages and are not supported by the Society. If these options are to be considered, a detailed Landscape Assessment should be undertaken to assess impacts on the character and appearance of the AONB and the openness and permanence of the Green Belt.

Include files	
Number	Question 40
ID	LPIO12123
Full Name	Robert Bright
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I support option 1A but the other options I object to on the grounds that the required infrastructure is non existent and they are unsustainable
Include files	
Number	Question 40
ID	LPIO12167
Full Name	Ms Julie Hollway
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>1. I appreciated new homes are required and the Local Plan needs to support this for Dacorum. I have reviewed the options and support <u>Option 1B</u> which focusses on Hemel as the main area of growth for housing in the area.</p> <p>2. Reviewing the growth in housing to date across the 3 main towns (Hemel Hempstead, Berkhamsted and Tring), it is clear that Berkhamsted has already delivered double the number of homes per annum asked in the 2006 plan and Hemel is still 21% behind its target. Thus Hemel needs to increase its growth rate and accommodate the homes it is lax in delivering.</p> <p>3. Hemel also has a very different topography to Berkhamsted in that more, larger areas of land can be found and accommodated in the area vs a valley settlement with restricted slopes, existing roads lined with houses and a flood plain. Crucially the infrastructure in Hemel is also more able to cope and grow to cater for the additional needs of the area.</p>
Include files	
Number	Question 40
ID	LPIO12174
Full Name	Ray 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 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:-

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

Standard BRAG response to Question 40. Please note full document is attached to Q46.

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO12232

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	<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand</p>

from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

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 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel

	and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO12311
Full Name	Richard 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> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first</p> <p>10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits.</p>

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June

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Standard BRAG response to Question 40. Please note full document is attached to Question 46.

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and

	<p>excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO12320
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	Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.
Include files	
Number	Question 40
ID	LPIO12379
Full Name	Mr Brian Kazer
Company / Organisation	Tring in Transition
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No. It is not based on objective evidence (projected population growth) as required by the NPPF.
Include files	
Number	Question 40
ID	LPIO12402
Full Name	ms rona morris
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Best of the options and concentrates growth on Hemel Hempstead which is better equipped to deal with growth.
Include files	
Number	Question 40
ID	LPIO12412
Full Name	ms rona morris
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My strong opinion is that the majority of the new houses should be located in Hemel Hempstead. It was developed as a new town and additional housing and associated infrastructure funding should be channelled there to improve the facilities that Hemel Hempstead residents and everyone in the Borough can enjoy and benefit from. I would like Hemel Hempstead to aspire to be more of a Milton Keynes. But I fear that our planners don't have the appetite for the real vision it takes to create this. Instead they would rather impose more housing on our beautiful market towns and by doing so destroy them.
Include files	
Number	Question 40
ID	LPIO12455
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.

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However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO12503
Full Name	Meenakshi Jefferys
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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit</p>

margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel

	and provide best option for new supporting infrastructure.
Include files	

Number	Question 40
ID	LPIO12550
Full Name	Mrs Jane Barrett
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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change</p>

Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

Standard BRAG response for Question 40. Please note full document is attached to Question 46.

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be

	<p>punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO12600
Full Name	mr paul healy
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. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing</p>

distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to

	<p>pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LP1012609
Full Name	Meenakshi Jefferys
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>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the

sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO12650
Full Name	Merrick Marshall
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 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 emphasise just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel

	and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO12658
Full Name	Merrick Marshall
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 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 emphasise just a few of the most important points within that response.</p> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has</p>

	<p>been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LP1012698
Full Name	Monika & Casper Gibilaro
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 our name.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to</p>

fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of

	<p>development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO12746
Full Name	Lorna Ginn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
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>

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. **Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure.** In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. **Of the options put**

forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO12795
Full Name	Mr Raymond Phipps
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 comment as follows to the Strategic Options Consultations. In general I follow the comments made by BRAG.</p> <p>In particular I support Option 1b in answer to that question.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and

	<p>excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO12842
Full Name	Ingrid Carola McKenna
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>In addition, I draw attention to some of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but it seems clear that DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a</p>

rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.

The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. Beyond short term financial profit developers have no interest in the wellbeing of the town, the local council and its residents. Once having built and taken their profit developers leave the residents and local council to deal with the fallout.

Such demand from developers is Absolutely the Wrong reason to focus even more development on Berkhamsted.

Further, under Government policy it cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing

massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO12890
Full Name	Mr Stephen Lally
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Rather than repeat the BRAG response, with which I completely agree, I will highlight some key points that are important to me.</p> <p>I am writing to object to the latest plan for housing development in Berkhamsted. I have read your Local Plan 2017 and I have read the reply of Berkhamsted Residents' Action Group (BRAG) and agree that Option 1B is the only option acceptable.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help "protect the town's historic character and setting" and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a

	<p>faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LP1012897
Full Name	Mr Stephen Lally
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Rather than repeat the BRAG response, with which I completely agree, I will highlight some key points that are important to me.</p> <p>Plan 1B is the only acceptable option.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct</p>

	<p>place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
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Include files	
Number	Question 40
ID	LPIO12917
Full Name	jane and noel lynch
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Further to our undated email sent yesterday we would like to add that we confirm that Option 1B is our preferred option from a set of bad choices

Include files	
Number	Question 40
ID	LPIO12944
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	<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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO12947
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	<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> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

	<ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO12993
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	<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any</p>

improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
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	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO13042
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	<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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the</p>

consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded targets for the rate of development by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town's historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to question 40 below (full BRAG response see question 46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not

acceptable given the infrastructure limitations and would destroy their unique

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure

Include files	
Number	Question 40
ID	LPIO13095
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	<p>I wish to express my full agreement with the response from the Berkhamsted Residents Action Group regarding Dacorum's Local Plan.</p> <p>Question 40/Option 1B in my view is the best option for Berkhamsted and Dacorum as a whole</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for

	development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO13103
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	<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> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p>

	<p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO13143
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	<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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline</p>

principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town's historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum

	<p>Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO13271
Full Name	D. Phillips
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 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</p>

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.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicated that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, 'within urban capacity'. Export to another Council area should not be rejected, specifically the St Albans land East of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements to infrastructure. In contrast, Hemel has developed at a rate of 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from a failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the planning inspector stated in his Core Strategy report, development in Berkhamsted 'has to be balanced against the need to protect the town's historic character and setting' and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear - 'demand for housing alone will not change Green Belt boundaries' (letter to MPs from Minister of State for Housing and Planning - June 2016) - and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

	<p>Yes</p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO13307
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 believe that NO green belt land should be put forward and so would choose Option 1B of the consultation using current housing target within urban capacity.
Include files	
Number	Question 40
ID	LPIO13321
Full Name	Mr Ken Hughes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My fellow neighbours and myself favour plan 1B in relation to the future development of houses across the Borough.
Include files	
Number	Question 40
ID	LPIO13323
Full Name	Jean Barret
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My fellow neighbours and myself favour plan 1B in relation to the future development of houses across the Borough.
Include files	
Number	Question 40
ID	LPIO13325
Full Name	B Brein
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My fellow neighbours and myself favour plan 1B in relation to the future development of houses across the Borough.
Include files	
Number	Question 40
ID	LPIO13327
Full Name	Mr Colin Titmus
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My fellow neighbours and myself favour plan 1B in relation to the future development of houses across the Borough.
Include files	
Number	Question 40
ID	LPIO13329
Full Name	Stephanie Titmus
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My fellow neighbours and myself favour plan 1B in relation to the future development of houses across the Borough.
Include files	
Number	Question 40
ID	LPIO13340
Full Name	Mrs Christine Pettit
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	In response to your consultation my opinion is as follows. The three broad options:

	Options 1&2 are achievable without building on greenbelt sites. There is a constant infilling and change of use of buildings on a small scale which could achieve these figures without major new developments. For example planned houses replacing unused garages in Rucklers Lane, Kings Langley and the conversion of offices to flats in Hamilton House on the Marlowes. Subdivisions A, B & C Second choice would be option 'B' bearing in mind the considerations mentioned above.
Include files	
Number	Question 40
ID	LPIO13422
Full Name	Mr Alan Mitchell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No
Include files	
Number	Question 40
ID	LPIO13423
Full Name	Mrs Christine Mitchell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No
Include files	
Number	Question 40
ID	LPIO13477
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	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.

However, we would like to take this opportunity emphasize just a few of the most important points within that response

Option 1B is the only one acceptable for Berkhamsted

The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provides the best option for new supporting infrastructure.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help "protect the town's historic character and setting" and feel proud for the contribution the town has

	<p>already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO13525
Full Name	Deborah 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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing</p>

distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

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Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to

	<p>pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LP1013582
Full Name	Mr Alan O'Neill
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.</p> <p>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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

Development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.

The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted.

Of the options put forward, **Option 1B is the only one that would be acceptable for Berkhamsted.**

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a

	<p>faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO13633
Full Name	Sue O'Neill
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. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted.</p> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p>

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO13695
Full Name	Tim Uden

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 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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of</p>

State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/developed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a

	<p>faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO13760
Full Name	Edward Hatley
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 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> <p>Sections of this consultation suggest that, to support the 5 year housing land supply, will require Green Belt releases immediately. Obviously, a 5 year housing land supply needs to be properly identified but the consultation document indicates that DBC have ill-conceived ideas of how to do this.</p> <p>The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel.</p> <p>There are many more permutations for growth distribution, but DBC appear to have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded the target by a massive <u>34%</u> without any improvements in infrastructure. The problems with parking (which the proposed ill-conceived multi-storey car park will not solve), insufficient medical facilities and the impact on our schools are just a few of the areas that need addressing.</p> <p>In contrast, Hemel has developed at a rate some 21% below the target figure. The entire shortfall that DBC claim we need to pick up in the new plan comes from</p>

failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options.

Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs that should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful.

Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. The Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting". The excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.

Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.

The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO13811
Full Name	Mr Roger Didham
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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be</p>

located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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	<p>first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LP1013866
Full Name	Alex 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 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:-

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times,

including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/developed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a

	<p>faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO13904
Full Name	peter faulkner
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>1A is the only justifiable option</p> <p>Your consultation refers to 3 distributions. Sustainable development means minimising commuting to work, schools and shops and only development in the 3 towns in the borough achieves this.</p>
Include files	
Number	Question 40
ID	LPIO13931
Full Name	C Wright
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>When looking at projected Growth Levels, Option 1, the Draft Government figure appears supportable for the reasons presented i.e. "This is above the current target set out in the Core Strategy (430 homes a year), but is considered to be a reasonable target based on local evidence – particularly from the SHLAA and Green Belt studies." Then given the need to preserve the character of Berkhamsted and its adjoining Green Belt, Option 1B of the Consultation document is the obvious choice, using the current identified housing capacity.</p> <p>In conclusion I recommend Option 1B should be supported as the best way to preserve the Character of Berkhamsted and maintain the Green Belt for its desired objectives. Land at Ivy House Lane is not suitable for development.</p>

Include files	
Number	Question 40
ID	LPIO13964
Full Name	John Bell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Reluctantly I will choose Option 1B in order to limit building to the extra 600 houses already planned.
Include files	
Number	Question 40
ID	LPIO13978
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 give my support to Option 1 B to limit building to the extra 600 houses already planned
Include files	
Number	Question 40
ID	LPIO14035
Full Name	Danny Jennings
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 our joint support of the opinions of Berkhamsted Town Council, Berkhamsted Residents Action Group and the Berkhamsted Citizens Association regarding Dacorum's Local Plan.</p> <p>We are strongly in favour of and committed to support OPTION 1B -to limit building to the extra 600 houses already planned...</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p>

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files

Number

Question 40

ID

LPIO14084

Full Name	Mr John Goffey
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 avoid duplication, we request that DBC consider this response as supportive of all the points raised by Berkhamsted Residents Action Group (BRAG) in their comprehensive response to the DBC <i>Issues and Options</i> document. We would, in addition, like to add the following points concerning Question 33 of the above document.</p> <p>...</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and

	<p>excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO14132
Full Name	Sue Elleray
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. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target</p>

figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
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	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO14183
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	<p>I disagree with the Dacorum Local Plan proposals for the reasons stated in the BRAG response</p> <p>Of the options proposed my preference is Option 1B since this requires outward expansion of only Hemel Hempstead.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead

which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO14227
Full Name	Mrs L. Jepsen
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 proposed development on the Green Belt in around Kings Langley because: The whole ethos of the village would be lost if we accept Local Plan 2, 3, B and C.
Include files	
Number	Question 40
ID	LPIO14329
Full Name	Ms Vicky Tattle
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 do 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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when</p>

considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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	<p>pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LP1014345
Full Name	Mrs J M Sparks
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 lived here since 1992 and the amount of house buildings has been incredible. It has now reached saturation. Your proposals should be limited to Option 1B – <u>to limit house building in Berkhamsted to the extra 6000 houses already planned.</u></p> <p>Berkhamsted has already been more than fair with 34% more houses than the target already built – 10 years of houses built in the first 5 years of the current plan alone. Hemel Hempstead is 21% behind target and there are also opportunities for more housing in Kings Langley.</p> <p>The best option is to concentrate growth in and around Hemel Hempstead, Option 1b. This former new town as a sub-regional centre is best equipped to accommodate growth. Other options should be dropped.</p>
Include files	
Number	Question 40
ID	LP1014412
Full Name	Ray Tattle

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 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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning –June2016)—and the commitment to protecting Green Belt has been repeated</p>

many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a

	<p>faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO14461
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	<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 I wish DBC to duplicate BRAG's responses under my name.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p>

	<p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO14510
Full Name	Mr David Griffin
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>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> <p><i>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline</i></p>

principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

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Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

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- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique

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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO14518
Full Name	Mr David Griffin
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.

I formally object to ANY further building/development in Berkhamsted or the immediate surroundings. The town is already over-developed and has insufficient infrastructure in place.

I note that this is not an option for us, and so state that my preferred option of those given is Question 40/ Option 1B.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do

	<p>this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO14787
Full Name	Ms Paula Farnham
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 (or will be) responded (ing) in full to the ‘Issues & Options’ consultation. I could make similar comments in response, but in order to make this simple, please 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 to emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must</p>

be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

	<p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO14859
Full Name	Bev Mckenna
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, please take this as confirmation that I wish DBC to duplicate BRAG’s responses under my name. In addition, I draw attention to some of the most important points within that response</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases.</p>

Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but it seems clear that DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.

The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted.

Beyond short term financial profit developers have no interest in the wellbeing of the town, the local council and its residents.

Once having built and taken their profit developers leave the residents and local council to deal with the fallout.

Such demand from developers is Absolutely the Wrong reason to focus even more development on Berkhamsted.

Further, under Government policy it cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

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	<p>but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO14905
Full Name	Mr Michael Curry
Company / Organisation	Tring Town Council
Position	Town Clerk
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Whilst this option would clearly be welcomed as there is no further housing growth allocated to Tring, it is felt that Option 1A has the potential to give necessary infrastructure which would not be forthcoming under this option.
Include files	
Number	Question 40
ID	LPIO14916
Full Name	Mr Garrick Stevens
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town is far better equipped/designed to grow. Forcing massive growth on the Market Towns is not acceptable given infrastructure limitations and would destroy their intrinsic nature.

Include files	
Number	Question 40
ID	LPIO14962
Full Name	Malcolm and Jill Allen
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, 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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does</p>

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BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/developed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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	<p>already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO15012
Full Name	Mr Clive Freestone
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. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development</p>

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Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
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Include files	
Number	Question 40
ID	LPIO15060
Full Name	Mr & Mrs D A Simmons
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. 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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include</p>

the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical

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Include files	
Number	Question 40
ID	LPIO15083
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	No
Your response - Please add your response here	Growth option 1 would fail to meet DBC’s locally assessed need and thus fails to accord with paragraph

	47 of the NPPF and fundamentally contradicts current and emerging Government policy on housing delivery.
Include files	
Number	Question 40
ID	LPIO15137
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	Yes. We would support the Council in adopting this level of growth and the allocation of no further housing to Tring over the Plan period. The Core Strategy/Site Allocations DPD already allocates land at Icknield Way in Tring (LA5) for some 180 to 200 new homes, which will make a considerable contribution towards meeting the need for new homes in the settlement.
Include files	
Number	Question 40
ID	LPIO15184
Full Name	Bert Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is to be treated as two identical responses from 1) Bert Smith - 2) Valerie Smith. Answer – YES This option does not materially affect the historic market town of Tring beyond the housing already in the pipeline at Icknield Way (LA5). It would be far more preferable to develop smaller sites across the whole of the Borough rather than concentration all of the focus on large green-field sites. This would spread the impact of urban sprawl and fulfil the need for homes across a much broader spectrum. Additional large housing projects can be provided in Hemel Hempstead far more efficiently than in towns and villages without as much damage to the character of the Borough. The required additional infrastructure required can be provided more effectively and efficiently.
Include files	
Number	Question 40

ID	LPIO15204
Full Name	Valerie 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>This is to be treated as two identical responses from 1) Bert Smith - 2) Valerie Smith.</p> <p>Answer – YES</p> <p>This option does not materially affect the historic market town of Tring beyond the housing already in the pipeline at Icknield Way (LA5).</p> <p>It would be far more preferable to develop smaller sites across the whole of the Borough rather than concentration all of the focus on large green-field sites. This would spread the impact of urban sprawl and fulfil the need for homes across a much broader spectrum.</p> <p>Additional large housing projects can be provided in Hemel Hempstead far more efficiently than in towns and villages without as much damage to the character of the Borough. The required additional infrastructure required can be provided more effectively and efficiently.</p>
Include files	
Number	Question 40
ID	LPIO15230
Full Name	Lynn and David Lovell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><u>Our preferred option:</u> taking account all of the above factors, we believe by far the best option is to meet the extra housing requirement within and around the town of Hemel Hempstead where the infrastructure can more easily be extended to cope with increased demand when new estates are built. Hemel Hempstead provides more employment opportunities so it makes more sense to locate the new housing closer to where new residents are likely to find employment. This would have minimum impact on traffic congestion and pollution. Our village already experiences frequent traffic gridlocks at weekends which make it extremely difficult for emergency vehicles to reach the village. This already poses a significant risk to existing village residents, including the prison population and new elderly residents at the McCarthy and Stone development.</p>

	<p><u>Our 2nd preferred option</u>: for the same reasons as option one, the requirement should be shared amongst Hemel, Tring and Berkhamsted.</p> <p><u>Our 3rd preferred option</u> if the above 2 options are rejected, the new housing requirement should be spread among the villages. We do not understand why our neighbouring village (Chipperfield) is not being considered as an option for at least some of the new development. It contains houses of every size ranging from large detached houses to medium and small houses in the estates off Kings Lane and Croft Field. There has been infill recently and continues; 5 houses in Kings Lane (the site of the old builders yard), 3 houses between the Kia Garage and the Garden Centre and now a further development close to the cross roads opposite the Kia Garage. The Land Rover Garage is moving shortly and the owners will probably look to sell the land for development. Chipperfield has 3 churches, 2 pubs serving food plus a hotel with a large bar and restaurant, 3 further restaurants and coffee shops, a school, a large allotment, a football club, a cricket club, a supermarket with a post office and another and 2 car dealerships. Crucially there is land available for development so it seems entirely appropriate to require Chipperfield to provide 100 dwellings of which a good number will come from the garage redevelopment.</p> <p><u>Our 4th (least preferred) option</u>: if Bovingdon and surrounding area has to absorb up to 350 additional houses, there would be a huge adverse impact on quality of life in our village.</p>
Include files	
Number	Question 40
ID	LPIO15246
Full Name	Mr & Mrs Alan & Anne Sewell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>If we have to choose an option as outlined in the Dacorum Consultation on line documents we support the option selected reluctantly by Berkhamsted Town Council.</p> <p>Berkhamsted Town Council Response to DBC's Issues and Options Consultation Local Plan to 2036 :</p> <p><i>Is Option 1B your preferred option for delivering the growth needs of the Borough? yes</i></p> <p>This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town already has large amounts of public open space and is</p>

	far better equipped/designed to grow. Forcing large amounts of growth on the market towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
Include files	
Number	Question 40
ID	LPIO15271
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> <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 object to the proposals in the Consultation Document on two grounds - the proposed developments eat into protected green belt and would produce unsustainable strains on the current infrastructure of the town. I underline my support for option 1B</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40: Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better

equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years**worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** of the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already**made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provides the best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO15289
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> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40: <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 yearsworth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all of the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and

	<p>excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provides the best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO15339
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>Q33 to Q45 I support the BRAG submission. Yet again the failure to provide an accurate base from which to proceed renders much of what follows suspect and in many parts misleading.</p> <p>Q40 Of the options currently circulated for consultation then, subject to my concerns as to the inadequacies and shortcomings of the basic assessment I support Option 1B.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix

	<p>to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure</p> <ul style="list-style-type: none"> • Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. • However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess • The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure
Include files	
Number	Question 40
ID	LPIO15388
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	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.

I, therefore, firmly support Option 1B as the least difficult for the three towns within Dacorum district.

Standard **BRAG response to Question 40 (please note full document is attached to Q46)**

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.
- Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.
- However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure

Include files	
Number	Question 40
ID	LPIO15410
Full Name	Paul de Hoest
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This suggests that Option 1b is the preferred Option.
Include files	
Number	Question 40
ID	LPIO15450
Full Name	Nick Hanling
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this.</p> <p>The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to</p>

pick up in the new plan comes from failure to concentrate on the Hemel developments.

Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise.

Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate),

	<p>while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO15498
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>

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill- conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the

	<p>Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.</p> <ul style="list-style-type: none"> • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
<p>Include files</p>	

Number	Question 40
ID	LPIO15548
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	<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 the attached document of this as confirmation and that I wish DBC to duplicate BRAG's responses under my name.</p> <p>I would like to emphasise that my preferred option would be greater focus on Hemel Hempsted for development (question 40/option 1B) as it would be best not only for Berkhamsted but Dacorum as a borough.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

	<ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO15604
Full Name	Melanie Llewellyn
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 support the submissions by The Berkhamsted Town Council, the Berkhamsted Residents Action Group and The Berkhamsted Citizens Association opposing further development in Berkhamsted.</p> <p>I choose Option 1b.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &

Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO15617
Full Name	Angela and Martyn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We would choose option B as we feel it would be the least detrimental to Berkhamsted
Include files	
Number	Question 40

ID	LPIO15624
Full Name	Mrs Annette Compton
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 inform that I object to all proposals except option B
Include files	
Number	Question 40
ID	LPIO15670
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	<p>I have attended the presentation and have read the Berkhamsted Residents Action Group response to the questions posed.</p> <p>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.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p style="text-align: right;">Compare this to the rest of the Borough.</p>

	<p>Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO15729
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	<p>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.</p> <p>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general</p>

	<p>approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO15777
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>

Include files	
Number	Question 40
ID	LPIO15824
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	<p>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.</p> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town's historic character</p>

and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.

Central Government’s policy on Green Belt is clear: “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty,

	<p>residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO15837
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	<p>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.</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO15882

Full Name	D B Land and Planning
Company / Organisation	D B Land and Planning
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> • DBLP does not support either option for delivering the levels of growth which are required in the In conjunction with other representations, DBLP questions the overall validity of the housing number proposed, given the clear guidance in the DCLG's Planning for the Right Homes consultation document. In the case of Option 1A, this rules out housing development in the green belt in principle and Option 1B only proposes limited releases for green belt development in the Borough. • In terms of releasing land from the green belt, case law in IM properties v Lichfield has already established that there is no test that green belt land is to be released as a "last resort". Given that the need for green belt review is justified, there is need to consider the guidance in the Framework. Paragraph 84 requires the policy maker to consider the "consequences for sustainable development". • In Option 1A's, the consequences are stark in that there is no new development in the green belt, thus seriously impeding the Plan's ability to ensure the vitality of Markyate in respect of paragraph 55 of the Framework. • In Option 1B's case, the proposed focus of development on a handful of locations green belt fails to consider the impact such a strategy has on sustainable development. This undermines the ability of Larger Villages in the green belt to accommodate modest levels of growth to support the vitality of settlements in accordance with paragraph 55 of the Framework. The evidence base for DBLP's site MY-3A (in the Arup Report) has identified that it is suitable to be released from the green belt.
Include files	
Number	Question 40
ID	LPIO15916
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
Your response - Please add your response here	6.vii. With the qualifications above, but recognising that growth and change can be beneficial if approached in

	the most appropriate way for the individual location, the CCG's preferred Option from those given in the Consultation is Option 1B.
Include files	
Number	Question 40
ID	LPIO15929
Full Name	James Pitt
Company / Organisation	Gleeson Developments Limited
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Option 1B relates to a level of housing growth that is substantially below OAN, and therefore Option 1 generally should be rejected (see also our response to Question 16).</p> <p>Option 1B ignores the housing needs of the three larger villages – even in scenarios that seek to accommodate the majority of development at the three main towns, it is inappropriate to make no provision at the larger villages, to sustain their growth and provide for local needs (including affordable housing needs) arising from those larger villages and (in the case of Bovington and Markyate at least) their dependent hinterlands.</p> <p>Whichever option is selected, Dacorum is facing a high housing delivery target, and in order to maximise the prospects for successful delivery, a wide choice of development sites in a wide variety of locations will be needed.</p>
Include files	
Number	Question 40
ID	LPIO15991
Full Name	Mr Robert Sellwood
Company / Organisation	The Crown Estate
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Of the three variants of Option 1, the greatest focus on Hemel Hempstead in 1B is considered to be the most appropriate. This is because it is the most sustainable town in the Borough with the greatest range of facilities, jobs and public transport. However, a housing provision of 602 homes per year would fail to meet the housing needs of the Borough. This option proposes a lower level of housing than either the latest SHMA or the</p>

	Government's Housing Needs Assessment for Dacorum after September 2018. As such, it would be both unsound and result in the diversion of housing need to adjoining Districts.
Include files	
Number	Question 40
ID	LPIO16024
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>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO16037
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO16081
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and</p>

	housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.
Include files	
Number	Question 40
ID	LPIO16093
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO16136
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO16151
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in</p>

	<p>Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO16195
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 to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	

Number	Question 40
ID	LPIO16208
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO16252
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO16270
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>

Include files	
Number	Question 40
ID	LPIO16313
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO16330
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in</p>

	<p>Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO16375
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO16423

Full Name	Ruth and Stephen Wright
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, 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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated</p>

many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a

	<p>pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO16444
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</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO16488
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>Out of Dacorum's options, I support those where development is concentrated in locations best able to support such additional population in a planned way, in particular in Hemel Hempstead. I therefore prefer option 1B.</p> <p>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO16523
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>Out of Dacorum's options, I support those where development is concentrated in locations best able to support such additional population in a planned way, in particular in Hemel Hempstead. I therefore prefer option 1B.</p>

	<p>CCG response to question 40 full document attached to question 46</p> <p>6.vii. With the qualifications above, but recognising that growth and change can be beneficial if approached in the most appropriate way for the individual location, the CCG's preferred Option from those given in the Consultation is Option 1B.</p>
Include files	
Number	Question 40
ID	LPIO16564
Full Name	Ian Emmas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <p>. This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.</p> <p>. The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development.</p>

	<p>Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <p>. The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.</p>
Include files	
Number	Question 40
ID	LPIO16699
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	No
Your response - Please add your response here	<p>We do not have a preference for any growth option at present until further information and analysis has been carried with regards to potential heritage impacts. However, we are keen to ensure that growth and development conserves and enhances the significance of the Borough’s many heritage assets.</p> <p>We are pleased to see that the cumulative impacts deriving from the potential development at Gorhambury in the neighbouring authority of St Albans City and District is being considered as part of the growth options</p>

	appraisal process. A good understanding of the cumulative impacts of development is an important part of understanding the wider impacts upon the historic environment.
Include files	
Number	Question 40
ID	LPIO16733
Full Name	Martin Ephgrave
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> • It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be at the expense of the smaller settlements, which also have a need for new homes • Growth options 1A to 2B are unacceptable as they do not propose <u>any</u> new homes in the 'Rest of the Borough', and this is inconsistent with the NPPF <p>The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below the current level of growth allocated in the adopted Core Strategy</p>
Include files	
Number	Question 40
ID	LPIO16752
Full Name	Martin Ephgrave
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No, for the reasons given in our response to question 39. copy below</p> <p>No. This is based on the draft government figure of only 600 dwellings per year, which is unacceptable. This level of growth is below the locally assessed need figure of 756 which is currently the most up to date assessment of housing needs, so will not deliver the housing that is needed in the Borough. This level of growth is also represents only 40% of actual need (based on the new Government methodology), and only applies for a limited time until Sept 2018 when the Core Strategy will be 5 years old. The new local plan will be adopted after</p>

	<p>this date and should the new government method be introduced, the actual requirement will increase to 1,100.</p> <p>Furthermore, for the reasons already identified in respect of our response to Question 8 (proposed broad approach to distributing new development), the council should not adopt a growth option which does not allocate any housing to the settlements that exist in the 'Rest of the Borough'. To do so would deprive these rural communities of much needed housing growth and this is not sustainable.</p>
Include files	
Number	Question 40
ID	LPIO16787
Full Name	Katie Guest
Company / Organisation	
Position	
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"> • but, if we <u>have</u> to build more, then the proposed area for Hemel at least is the right shape and size for creating a new community of houses with local infrastructure built in • and I therefore would prefer Option 1b
Include files	
Number	Question 40
ID	LPIO16789
Full Name	Lucy Walton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My preferred option is - Question 40/ Option 1B this would be best for Berkhamsted and Dacorum as a borough.
Include files	
Number	Question 40
ID	LPIO16793
Full Name	C & J Fyfe
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We have been asked which of the options we feel is the best of those presented to us in the consultation documentation. It is clear that only option 1b makes any sense since every other option places much such a high demand on Berkhamsted that they would change the character of the market town completely and to an unacceptable degree. This is contrary to the Plan Vision to respect the character of the existing settlement pattern.
Include files	
Number	Question 40
ID	LPIO16804
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>Options 1b and 1c with their emphasis on continued expansion in Hemel Hempstead and Kings Langley would be best for the future development of Tring as a Market Town.</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40

ID	LPIO16847
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>Options 1b and 1c with their emphasis on continued expansion in Hemel Hempstead and Kings Langley would be best for the future development of Tring as a Market Town.</p> <p>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO16872
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO16915
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	

Number	Question 40
ID	LPIO16929
Full Name	Emma Parkes-McQueen
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In regards to the local planning I wish to cast a vote for option 1B to limit the building to the 600 houses already planned. I hope you take my opinion, and those of the other people who make up this town into account when this is discussed in the near future.
Include files	
Number	Question 40
ID	LPIO16937
Full Name	Tessa Cox
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	King's Langley Village dose not have the ability to support the proposed. I prefer option 1
Include files	
Number	Question 40
ID	LPIO16960
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	Please register my support for this report by Grove Fields Residents Association. I support this whole heartedly. Summary Section from GFRA – Executive summary With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an

	<p>amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO17003
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	

Number	Question 40
ID	LPIO17017
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO17060
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p>

	<p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO17074
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO17117

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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO17162
Full Name	MR ROBERT FARRER
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 strong objection to plans for a massive increase in housing in Berkhamsted over the next decade.</p> <p>My objections are as follows:</p> <p>1) The bulk of the new homes would be on green belt land. If the notion of a 'green belt' is to be ignored in this way then there would be no limit to urban sprawl over our lovely countryside.</p> <p>2) Despite claims that there has been a "sustainability study", it is clear that there has only a token 'tick box' exercise to sweeten a very bitter pill. Development on this scale cannot possibly be 'sustainable' without proper</p>

	<p>attention to jobs, transport, infrastructure, health service provision and schooling.</p> <p>3) If the development goes ahead, even in a diluted form, the new population will have few local jobs as Berkhamsted has little industry. This means that newcomers will be expected to commute to London for the sort of jobs with salaries sufficient to pay these new large mortgages. Alas, the morning trains are already full. Driving to London can take two hours or more.</p> <p>4) No doubt the investors (GUI) who have bought the land in south Berkhamsted will all be multi-millionaires if they can convert fields into houses, but I cannot see why we should suffer for their gain.</p> <p>5) The plan to build a new estate next to the railway in Northchurch on land less than 20 metres from the busiest railway in Europe, with trains passing at 140 mph every two minutes is certainly not 'sustainable' for the mental health of any victim forced to live there.</p> <p>In short, I see these plans as poorly thought-through attempts to make a quick fortune for a few developers. Berkhamsted has already agreed to a large expansion which is now being realised.</p> <p>If allowed, these massive additions will ruin Berkhamsted forever.</p> <p>Therefore I vote for option 1b.</p>
Include files	
Number	Question 40
ID	LPIO17184
Full Name	Vivien Gabriel
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 vote for Option B.</p> <p>Unless the High Street is demolished and rebuilt, it will not cope with any more traffic, and apart from that families moving into such a huge development will be cramped, and school, surgeries etc. simply will not cope. They are already stretched.</p>
Include files	
Number	Question 40
ID	LPIO17191
Full Name	Jon 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>I want to register my objection to the Dacorum Local Plan which is proposing the building of an additional 1600 new homes in Berkhamsted and Northchurch in addition to the 600 homes that are currently being built.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted has <u>exceeded</u> its development targets by 34% without significant or sufficient improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% <u>below</u> the target figure – a 55% net divergence. It is therefore appropriate that other areas that have not made the same contribution to development of housing stock now contribute in the same manner.</p> <p>Noting that Berkhamsted is a linear town built into a valley and suffering from significant geographical limitations the current situation is:</p> <ul style="list-style-type: none"> • Significant car congestion during peak times – owing to the small centre of the town in a linear habitation and the increased traffic during term time to access Berkhamsted’s independent and state schools • extremely limited parking – both to access the local amenities and the railway station. All parking is typically full. • Public transport, particularly train travel, is at capacity and cannot be meaningfully increased. • Medical (GP, nursing and dental) facilities are at capacity and unable to serve existing demand. <p>Therefore of the options put forward, Option 1B is the only one that would be acceptable and appropriate for Berkhamsted.</p>
Include files	
Number	Question 40
ID	LPIO17252
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>

Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better

equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO17260
Full Name	Karen Foxwell-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>Q.40 Option 1B Yes</p> <p>I appreciate that none of the options is ideal as there is a real demand to build more homes and these have to be built somewhere and will put pressure on the infrastructure wherever they are. However, the best option would be to limit additional building to option 1B in order to retain Berkhamsted and Tring's identities as market towns.</p>
Include files	
Number	Question 40
ID	LPIO17308
Full Name	Margaret and Andrew 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>We wish to object most strongly to the plan to build any more dwellings in Berkhamsted and fully support all the arguments that the Berkhamsted Residents Action Group (BRAG) have put forward.</p> <p>Therefore Option 1B is the only one acceptable to the town...</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate),</p>

	<p>while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO17321
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure</p>

	<p>investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO17364
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>...</p> <p>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO17416
Full Name	Lesley 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>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Q.40 - Option 1B - yes</p> <p>I would like you to take the following points into consideration when you determine what future housing plans should be put in place for Dacorum. Dacorum in itself is a massive conurbation, the major town being Hemel Hempstead, with smaller towns and villages forming Dacorum. The Borough is quite diverse and this is what makes the Borough unique and not just "the same". If you build even more housing in Berkhamsted the uniqueness and diversity of the area will disappear.</p> <p>> The town of Berkhamsted is described in the Hertfordshire County review of it's market towns as a town of exceptional character and of historic interest being a quiet town despite it's commuter location. I believe the proposals as described will be to the detriment of the town.</p> <p>> The reasons for this are as follows:</p> <p>> - the town is built around a steep sided valley which is already jammed with local traffic, despite the A41 by-pass. At times the High St and surrounding roads become gridlocked and it can regularly take 45mins to 60mins to travel from Northchurch to Bourne End. More housing on the scale proposed will only add to this situation.</p> <p>> - Berkhamsted is being over developed with 34% more houses than the current target where as Hemel Hempstead is 21% below it's building target. This in my opinion is an unfair allocation of housing.</p> <p>> - The whole infrastructure of Berkhamsted cannot cope with an increase in population as proposed. There are insufficient services to meet the needs - health, education, road systems, public transport etc of the existing population let alone that envisaged in the Local Plan. Hemel Hempstead is better able to cope with such an increase being a much newer town and with more up to date and expandable conditions.</p> <p>> - There is a lack of public transport which results in an increase in the use of cars etc. The hilly nature of the town means that the use of bikes is not practical for the majority of the population of the town especially looking at its demography.</p> <p>> The consequence of this is that there is a woeful lack of parking in the town. The proposed multi-storey car park will not even meet the needs of the existing population let alone the proposed increase. The consequence of this congestion will be to drive local</p>

businesses out of the town and discourage new ones from setting up.

> The additional traffic can only lead to an increase in pollution with the subsequent health risks linked to that. The town is currently poorly serviced by Herts CC and suffers as a result of this. For example in the current bad weather problems experienced from 10th December onwards there has hardly been a gritting lorry in the town and important side roads serving schools, doctors etc and bus routes have not been gritted at all. Appalling service which will be made worse as the number of houses increase.

> The school provision will not accommodate the proposed increases.

> The health provision is totally inadequate. With the withdrawal of Hemel Hempstead hospital from service the provision has become one of the worst in the country. How can a Local Plan be predicated on the use of Watford Hospital to service our population which is predicted to increase by thousands. It does not make sense.

> Similarly the maternity hospital will be too far away to provide the provision that should be provided to mothers and children.

> The provision for the elderly is similarly inadequate with very poor provision in the town. The closure of the Gossoms End Elderly Care unit and the support it offered to the community is symptomatic of the lack of provision. This situation will only be exacerbated by the proposed additional housing proposals in the plan. Not all new householders will be young commuting families.

> Local doctor surgeries are already struggling to meet the needs of the current population. Nearly all of the surgeries in town are housed in non purpose built properties within the narrow road network in the town and all have inadequate car parking facilities and are not directly on bus routes. The Local Plan will only make this situation worse even if a new practice surgery is proposed within the developments.

> Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.

> As a consequence Option 1B to develop Hemel Hempstead with it's better infrastructure being a new town designed for expansion is the better option. Berkhamsted being a market town is ill equipped for the expansion outlined.

Berkhamsted Citizens Association response to question 40 below (copy of full response attached to question 46)

Is Option 1B your preferred option for delivering the growth needs of the

Borough?

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town is far better equipped/designed to grow. Forcing massive

	<p>growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. However, we understand that this could threaten the Sunnyside Rural Trust in its Hemel Hempstead location which would be to lose not only such an important community resource but also unique employment opportunities for adults with learning difficulties in the borough.</p>
Include files	
Number	Question 40
ID	LPIO17428
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO17471
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO17487
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure</p>

	<p>investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO17530
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>...</p> <p>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO17586
Full Name	Mr Garry Lilburn
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 objections to the strategic plans of building on any green belt areas within Dacorum. If building is necessary it should only be confined to the towns and should not lead to villages being increased in size.</p> <p>My reasons are that I chose to live in Kings Langley as it was a village. I enjoyed that when you approached the village you came through green belt areas such as by the Hillside Farm and that when I went for a walk I had a short walk before I was in the countryside.</p> <p>The character of the village is why I chose to live here and to increase its size, allowing the village to join up with other areas will lose the current identity of the village and will lose its character. Village life should be exactly that. Any proposals to increase the size of the village would make it like a small town rather than a village and this should be opposed.</p> <p>The joining up of areas i.e. using up green areas for building will lose Kings Langley's character of a village atmosphere, green spaces close to the village centre, as sense of community which towns do not offer. This is the reasons why so many people live here and to change that character through the coalescence with other areas should be opposed and I object to any building in this area for that reason.</p> <p>I would also state that building in Shendish is NOT Hemel Hempstead despite the postcode but is very much part of Kings Langley. Allowing Kings Langley to be swallowed up to Hemel Hempstead in this manner who be terrible for Kings Langley and particularly its character as a village.</p> <p>I also do not think that the arterial roads or services could cope with such developments but I appreciate that this may not hold sway with your design making. I do however think that making the severely congested roads even more congested would affect the character of the village. To have a High Street completely blocked by traffic queuing to join the M25 or queuing to enter the village High Street from the M25 will ruin the character too: eating/drinking in the High Street will be very unpopular and the sense that the High Street is the centre of the village will be eroded if it cannot be reached due to weight of traffic twice a day.</p> <p>In summary, I object to building in Kings Langley and favour the options of increasing the Dacorum towns but not to the detriment of neighbouring villages.</p>
Include files	
Number	Question 40
ID	LP1017594
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO17637
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>GFRA Response to Question 40, full document attached to question 46</p>

	<p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO17653
Full Name	Guinness Partnership
Company / Organisation	Guinness Partnership
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>An alternative or additional solution is described on the following pages to give effect to the growth options for Markyate, namely:</p> <p>Growth Options</p> <p>Not GB</p> <p>GB</p> <p>1A & 1B 200</p> <p>1C 200 160</p> <p>2A & 2B 200</p> <p>2C 200 160</p> <p>3 200</p>

	600 Keymer Cavendish 400 – see Appendix 5 (Appendix attached to Q46 - LPIO17659)
Include files	
Number	Question 40
ID	LPIO17668
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO17711
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO17760
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	<p>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.</p> <p>BCA response to Question 40 below - full document attached to Question 46</p> <p><i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town is far better equipped/designed to grow. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would

	destroy their unique nature. However, we understand that this could threaten the Sunnyside Rural Trust in its Hemel Hempstead location which would be to lose not only such an important community resource but also unique employment opportunities for adults with learning difficulties in the borough.
Include files	
Number	Question 40
ID	LPIO17773
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO17816
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO17831
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining</p>

	<p>settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	

Number	Question 40
ID	LPIO17874
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO17889
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>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an</p>

	<p>amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO17932
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40

ID	LPIO17943
Full Name	David Vaughan
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 resident of Berkhamsted I wish to register my concerns about a number of aspects of the proposed new Local Plan for Dacorum as it could impact Berkhamsted.</p> <p>Whilst I recognise the need for further housing and jobs nationally and, as far as can reasonably be accommodated, within Dacorum I am concerned that the options that the options being presented do not provide any clarity or explicit commitments with regard to what improvements in infrastructure will be put in place to mitigate the increased demand on services.</p> <p>Berkhamsted is a substantially linear town in a valley. It is further essentially split in two by the railway and the Grand Union Canal. Land on either side of these features is hilly with the majority of the proposed development sites a significant distance from the town centre. Developing most, if not all, of the proposed sites would create pockets of housing which would be reliant on private cars to get to the town centre for shopping, the station or to local commercial and/or industrial sites. The existing road system is already often heavily congested and adding a significant amount of additional traffic on any of the key roads will make this problem worse. Given the distances and the slopes involved it is unrealistic to assume that many people will be able to walk or cycle from these new housing estates and it is difficult to see how this structural issue could be effectively addressed. The local plan options do not provide any clarity on how this problem would be addressed. From what I was told at the local consultation meeting I understand that it would be the responsibility of the Highways Agency to look at the issues on a retrospective basis. I do not consider this is to be an adequate or credible response.</p> <p>Much of the existing social infrastructure in the town is already very stretched. Speaking from personal experience the GP practices are already overloaded and any significant increase in population would make the situation worse. Again the local plan is not explicit about what additional provision, if any, would be made and given the squeeze on all departmental budgets it has to be assumed that at best this would be little and late.</p> <p>As is the case with many successful commuter towns the rail network is already very heavily loaded with little or no spare capacity. None of the planned options identifies any new employment land in Berkhamsted so it seems only reasonable to assume that a significant proportion of the new residents would need to travel by train to work and it is by no means clear that the current</p>

	<p>network is adequate or that it can be enhanced to support such an increase.</p> <p>Part of the attraction of Berkhamsted is that it has managed to maintain a sense of identity and community. In my opinion any of the more extensive development options is likely to risk severely damaging this by putting further pressure on very stretched infrastructure and by fragmenting the community.</p> <p>Hence, from the options being proposed and on the basis of the information provided, my strong preference would be option 1B.</p>
Include files	
Number	Question 40
ID	LPIO17952
Full Name	Shenagh Franklin
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 resident of Berkhamsted for the last 34 years, I have already seen a big increase in the number of new homes recently without the development of a suitable infrastructure. There has been increased traffic in the town, overcrowded trains and pressure on medical provision and schools, not to mention the increased abstraction of water, leading to the drying up of the River Bulbourne. In a steep-sided valley such as ours, the provision of new homes on Green Belt at the top of the hills will have a visual impact and is going to cause more congestion and pressure on the town services as new residents will not cycle or walk up the steep hills to those houses so there will be more cars in the town centre which will change the character of the town. Existing residents like living in Berkhamsted and we need to ensure it will continue to be a good place to live in the future.</p> <p>I choose Option 1B.</p>
Include files	
Number	Question 40
ID	LPIO17954
Full Name	Karen Johnson
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 object to the DBC Local Plan issues in Berkhamsted for the following reasons:-</p> <ol style="list-style-type: none"> 1 Berkhamsted is a beautiful market town, it has very narrow roads that is is not possible to widen. The suggested influx of cars would make it impossible to get around the town. The pollution would also be terrible and made worse by the fact the town is in a valley. The considerable hills also make cycling and walking unviable and again aside of the hill aspect there is no space to put in cycle lanes or room for buses on a lot of routes. 1 GPs and dentists are already completely overstretched, it is almost impossible to get appointments now without the introduction of more people. 1 The train station would not be able to cope with the capacity of both people and parking. Anybody wanting to get the train from the suggested new developments would need to drive which will be impossible on the clogged roads. When they actually get to the station there will be nowhere to park and not enough space on the train. It is already very difficult to get to the car park from the town side as access is through an arched bridge one car at a time. 1 What is the point of green belt areas if we build on them. The whole point was to stop urban sprawl. We are now being pushed by developers to build on these areas which serves no benefit to the community and in fact gives a negative impact with the loss of green spaces and trees. On top of that as part of the Chilterns we are supposed to be in an area of outstanding beauty which should be protected. 1 Our schools will not be able to cope with the increase in population, where are an increase of 25% of children going to go to school? <p>Anyone with half a brain should be able to see that the building of all these new homes is totally unviable in our market town with its limited infrastructure. Whilst people may come initial with the excitement of a new home, that will soon wear off when people realise that the services and facilities are terrible and subsequently people will look to leave. It will become a stressful and unhealthy place to live and totally spoilt by overdevelopment where the only winners are the developers.</p> <p>As far as I can see the only viable choice is (question 40) option 1B to limit the building to the extra 600 houses</p>

	<p>already planned. Pressure should also be put on the areas in Dacorum who have not fulfilled their targets like Hemel which is 21% below target. Berkhamsted is already being more than fair with 34% more houses than the target already built which equates to 10 years of house building in the first five years of current plan alone. From what I can see all these other areas are trying to push it in Berkhamsted direction and we need to push back. We do not need a 25% increase in the population it is unsustainable and that figure alone shows that it is totally disproportionate. The government also need to look at the building of new towns with complete infrastructures like has been done in Aylesbury rather than badly thought out quick fix add ons.</p>
Include files	
Number	Question 40
ID	LPIO17979
Full Name	Mr Michael Burbidge
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 a limited impact on the character of the Tring but there would be impacts on transport, leisure and sports infrastructure which will need to be addressed.</p> <p>Although I am less knowledge of how congested Hemel Hempstead is I can say that both Berkhamsted and Tring high streets are not able to be expanded and barely cope with the current traffic levels that pass through them. If large scale expansion is intended for these towns then measures to reduce through traffic will have to be taken.</p> <p>Both primary and secondary school provision would be impacted with no answers for secondary schools provided in the plan although this may be able to be met with expansion on the current site.</p> <p>This plan also minimises green belt development. Once some green belt is allowed for building more will surely follow.</p>
Include files	
Number	Question 40
ID	LPIO17998
Full Name	mr Richard Lambert
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 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 DOCUMEMNT) , my own views can be summarised in a handful of bullet point.</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
<p>Include files</p>	
<p>Number</p>	<p>Question 40</p>
<p>ID</p>	<p>LPIO18041</p>
<p>Full Name</p>	<p>mr Richard Lambert</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>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 DOCUMEMNT) , my own views can be summarised in a handful of bullet point.</p> <p>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion</p>

	that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.
Include files	
Number	Question 40
ID	LPIO18069
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>I prefer option 1 in terms of the number of proposed houses (602 per year), this satisfies the Government's draft figure for Dacorum</p> <p>I prefer a hybrid of option 1b and 1c where Hemel Hempstead would take the majority of the new green belt housing (1b) and the remainder would be shared between Berkhamsted, Tring, Bovington, Kings Langley and Markyate (1c). With Tring taking a maximum of 300 houses on the green belt and 500 houses in the urban area (including LA5)</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and</p>

	<p>environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LP1018112
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>I prefer option 1 in terms of the number of proposed houses (602 per year), this satisfies the Government's draft figure for Dacorum</p> <p>I prefer a hybrid of option 1b and 1c where Hemel Hempstead would take the majority of the new green belt housing (1b) and the remainder would be shared between Berkhamsted, Tring, Bovington, Kings Langley and Markyate (1c). With Tring taking a maximum of 300 houses on the green belt and 500 houses in the urban area (including LA5)</p> <p>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>

Include files	
Number	Question 40
ID	LPIO18126
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO18169
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>GFRA Response to Question 40, full document attached to question 46</p>

	<p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LP1018183
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>It is of our opinion that you should seek an amalgamation of Option 1B and 1C to deliver the housing</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley</p>

	has been allocated as an area for future employment growth. GFRA full document attached to question 46
Include files	
Number	Question 40
ID	LPIO18226
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>It is of our opinion that you should seek an amalgamation of Option 1B and 1C to deliver the housing.</p> <p>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO18280
Full Name	Gail Skelton
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 as a member and in support of BRAG to voice my concerns over the latest building proposal to my home town. However I have to confess that I usually have the cynical opinion that this will count for very little and to this extent, I sincerely hope that I am proved wrong.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, <u>Option 1B</u> is the only one that would be acceptable for Berkhamsted.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p>

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files

Number	Question 40
ID	LPIO18296
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>We are acutely aware of the need for AFFORDABLE new builds in our area . At present many sites in Tring are being infilled with 'superior , luxury 4/5 bedroomed houses, way out of the realms of our local inhabitants. These small developments have already put a strain on the local infrastructure:-</p> <p>No additional parking has been provided at the station, the car parks in Tring are overflowing at peak times, leading to on street parking, impeding the flow of traffic, parents are already having to take young children to the other side of Berkhamsted to access schools there, or having to split siblings when they have to attend different Tring primary schools.</p> <p>Even if in the proposed infrastructure, a new primary school were to be built, the situation at Tring Secondary school will become acute.</p> <p>The small industrial sites in Tring are already being built on. There will be fewer job opportunities in Tring as a result of this and the proposed developments of the garage site, the relocation of a major Tring employer, Grass Roots and the closure of two banks. Inevitably this will cause even more road congestion when Tring residents have to travel out of the town for work.</p> <p>We note that over the last few years Tring, Berkhamsted and the local villages have more than exceeded their planned percentage of building required, with no noticeable increase in infrastructure.</p> <p>Hemel Hempstead with its greater access to employment opportunities , better transport links to motorways, spare capacity in schools has NOT fulfilled its planning quota over the last few years .</p> <p>Therefore, it is our view that the focus of the proposed new housing quotas for the area should be centred on Hemel Hempstead.</p> <p>We support the building of approximately 500 new houses in Tring, because we believe that we should accept responsibility for some increase in population</p>

	<p>This is a number, that should the proposed infrastructure not be provided (schools being the exception) that Tring could handle and would not greatly alter the fabric of the market town that we enjoy living in.</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO18339
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>We are acutely aware of the need for AFFORDABLE new builds in our area . At present many sites in Tring are being infilled with 'superior , luxury 4/5 bedroomed houses, way out of the realms of our local inhabitants. These small developments have already put a strain on the local infrastructure:-</p> <p>No additional parking has been provided at the station, the car parks in Tring are overflowing at peak times, leading to on street parking, impeding the flow of traffic, parents are already having to take young children to the other side of Berkhamsted to access schools there, or</p>

having to split siblings when they have to attend different Tring primary schools.

Even if in the proposed infrastructure, a new primary school were to be built, the situation at Tring Secondary school will become acute.

The small industrial sites in Tring are already being built on. There will be fewer job opportunities in Tring as a result of this and the proposed developments of the garage site, the relocation of a major Tring employer, Grass Roots and the closure of two banks. Inevitably this will cause even more road congestion when Tring residents have to travel out of the town for work.

We note that over the last few years Tring, Berkhamsted and the local villages have more than exceeded their planned percentage of building required, with no noticeable increase in infrastructure.

Hemel Hempstead with its greater access to employment opportunities , better transport links to motorways, spare capacity in schools has NOT fulfilled its planning quota over the last few years .

Therefore, it is our view that the focus of the proposed new housing quotas for the area should be centred on Hemel Hempstead.

We support the building of approximately 500 new houses in Tring, because we believe that we should accept responsibility for some increase in population This is a number, that should the proposed infrastructure not be provided (schools being the exception) that Tring could handle and would not greatly alter the fabric of the market town that we enjoy living in.

GFRA Response to Question 40, full document attached to question 46

Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?

With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.

Include files	
Number	Question 40
ID	LPIO18364
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	No
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> <ul style="list-style-type: none"> • It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be at the expense of the smaller settlements in the Borough, which also have a need for new homes • Growth options 1A to 2B are unacceptable as they do not propose <u>any</u> new homes in the 'Rest of the Borough'. This is also inconsistent with NPPF para 28 which advocates that "<i>Planning Policies should support economic growth in rural areas...</i>" • The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below and inconsistent with growth allocated in the current adopted Core Strategy <p>No, for the reasons given in our response to question 39. (copy below)</p> <p>No. This is based on the draft government figure of only 600 dwellings per year, which is unacceptable. This level of growth is below the locally assessed need figure of 756 which is currently the most up to date assessment of housing needs, so will not deliver the housing that is needed in the Borough. This level of growth is also represents only 40% of actual need (based on the new Government methodology), and only applies for a limited time until Sept 2018 when the Core Strategy will be 5 years old. The new local plan will be adopted after this date and should the new government method be introduced, the actual requirement will increase to 1,100.</p> <p>Furthermore, for the reasons already identified in respect of our response to Question 8 (proposed broad approach to distributing new development), the council should not adopt a growth option which does not allocate any housing to the settlements that exist in the 'Rest of the Borough'. To do so would deprive these rural communities of much needed housing growth and this is not sustainable.</p>
Include files	
Number	Question 40

ID	LPIO18507
Full Name	Melanine Llewellyn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a

	<p>pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO18514
Full Name	Katherine Cassels
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 entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</p> <p>I believe the way forward is Option 1B</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the</p>

	<p>CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO18554
Full Name	Mrs Juliet Chodzko
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 should like to add my name to the issues put forward in the attached (BRAG Response). I feel that the special needs of Berkhamsted have not been considered properly.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix

to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO18600
Full Name	Captain Andrew Cassels
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group). I believe the way forward is Option 1B.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/developed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files

Number	Question 40
ID	LPIO18646
Full Name	Lindy Weinreb
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>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town is far better equipped/designed to grow. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. However, we understand that this could threaten the Sunnyside Rural Trust in its Hemel Hempstead location which would be to lose not only such an important community resource but also unique employment opportunities for adults with learning difficulties in the borough.
Include files	
Number	Question 40
ID	LPIO18693
Full Name	Hilary Abbott
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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline</p>

principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town's historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.
Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.
However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO18739
Full Name	Paul and Gillian 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) 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, we would like to take this opportunity emphasize just a few of the most important points within that response.

Q36 to 45. Sections of this consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously, 5 year housing land supply needs to be located but the consultation document indicates that DBC has ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly, DBC has carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from a failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files

Number

Question 40

ID	LPIO18785
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	<p><i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town is far better equipped/ designed to grow. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. However, we understand that this could threaten the Sunnyside Rural Trust in its Hemel Hempstead location which would be to lose not only such an important community resource but also unique employment opportunities for adults with learning difficulties in the borough.
Include files	
Number	Question 40
ID	LPIO18834
Full Name	Lyndsay Slater
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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be</p>

rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &

	<p>Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO18881
Full Name	Andrew and Margit Dobbie
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</p>

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.

Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

	<p>Yes</p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO18950
Full Name	Rupert Symmons
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	There is a risk that concentrating the new housing development on Hemel Hempstead would result in over-development and an increased risk of coalescence of settlements – particularly Hemel Hempstead and Apsley boundaries.
Include files	
Number	Question 40
ID	LPIO18962
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>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO19005
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO19022
Full Name	Keith 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>I should point out that my family have lived in Berkhamsted for three generations and are well embedded into the preservation of the precious Chilterns landscape and historic lineage going back nearly 1000 years. Our Victorian forefathers did not know better when they sliced off the side of the castle motte and bailey, then in the 1960s planning decisions resulted in building the latest cheap inappropriate shops around the Boots area in the High Street, while the planners have been inept at influencing Railtracks ghastly sub station in the</p>

	<p>front of our station car park. It does not seem that Dacorum Planners realise what a special place Berkhamsted is in its built and natural environment. Within Berkhamsted we should be rebuilding brownfield land and ensuring that open space and recreational land is retained for future generations, especially as we have less than half that type of land associated with a town of this size.</p> <p>The proposed sites for development in Berkhamsted will cram the south side of the town and will ultimately expand the town by 25%, which presently has a village feel to it, with its services currently running at bursting point. Road transport is often stationary in the town, schools are over subscribed and it's difficult to get a doctor or dentist appointment. The access streets to development sites are often single track or run as single track e.g. Darrs lane, Ivy House Lane, George Street.</p> <p>Major developments and the lion's share of development should be centred in Hemel Hempstead new town which has the infrastructure to cope with and manage such new development. Consequently, the new Local Plan should be limited to Option 1B which will enable Berkhamsted to be a special place in the Chilterns and Hertfordshire alongside St Albans and Harpenden.</p>
Include files	
Number	Question 40
ID	LP1019068
Full Name	Barbara Gainsley
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 attended the meeting of Berkhamsted Citizens, and my views are reflected in the conclusions we came to on the night, and our concerns about the proposed development.</p> <p>Berkhamsted is a town in a valley, it is limited by its geography, and also hugely limited by its resources and infrastructure.</p> <p>Please accept this email as my response to the proposal, I am in complete agreement with these concerns voiced by our Citizens.</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town is far better equipped/designed to grow. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. However, we understand that this could threaten the Sunnyside Rural Trust in its Hemel Hempstead location which would be to lose not only such an important community resource but also unique employment

	opportunities for adults with learning difficulties in the borough.
Include files	
Number	Question 40
ID	LPIO19082
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>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO19125
Full Name	Bill Ahearn
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 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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
<p>Include files</p>	
<p>Number</p>	<p>Question 40</p>
<p>ID</p>	<p>LPIO19140</p>
<p>Full Name</p>	<p>Ms Sarah Hain</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>I wish to register my objections to some of the proposals under consideration on the grounds they are simply too excessive</p> <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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure</p>

	<p>investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LP1019184
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40

ID	LPIO19198
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> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO19241
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LP1019255
Full Name	Marcus, Jane, Abigail and Jennifer Fox
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to</p>

	<p>count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO19298
Full Name	Marcus, Jane, Abigail and Jennifer Fox
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a</p>

	manner that offers minimal detriment to surrounding and environmental receptors.
Include files	
Number	Question 40
ID	LPIO19352
Full Name	Stuart, Miranda & Melissa Kay
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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced</p>

against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do

	<p>this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO19402
Full Name	Wai Tang and Greg Barfoot
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 note we are aware that 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 we wish DBC to add BRAG's responses under our name.</p> <p>We wish to add our concerns to the DBC local plan issues and options consultation.</p> <p>We are particularly concerned about the following</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>

constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning "June 2016") and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim

	<p>we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO19448
Full Name	Philippa Jones
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 enclose a response to the impact of Dacorum Local Plan on Berkhamsted. This document was drawn up by a number of people including myself, and based on the Berkhamsted Citizens meeting on the Local Plan.</p> <p>Question 40</p> <p><i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town is far better equipped/ designed to grow. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. However, we understand that this could threaten the Sunnyside Rural Trust in its Hemel Hempstead location which would be to lose not only such an important community resource but also unique employment opportunities for adults with learning difficulties in the borough.

Include files	
Number	Question 40
ID	LPIO19460
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO19503
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>GFRA Response to Question 40, full document attached to question 46</p>

	<p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO19517
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	

Number	Question 40
ID	LPIO19560
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO19574
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO19618
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure</p>

	investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.
Include files	
Number	Question 40
ID	LPIO19631
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO19674
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO19691
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>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the</p>

	<p>predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO19733
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40

ID	LPIO19787
Full Name	Ben Barth
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Here are my comments on the proposed local plan are set out on the attached document which I fully endorse (full document on q 46)</p> <p>If any change must take place then I would vote for 1B</p> <p>Question 40</p> <p><i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town is far better equipped/designed to grow. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. However, we understand that this could threaten the Sunnyside Rural Trust in its Hemel Hempstead location which would be to lose not only such an important community resource but also unique employment opportunities for adults with learning difficulties in the borough.
Include files	
Number	Question 40
ID	LPIO19807
Full Name	Stephen, Oonagh and James Green
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Of the options set out in the Consultation document our preference in response to question 40 is that we feel option 1B would be best for Berkhamsted in particular and Dacorum in general
Include files	
Number	Question 40
ID	LPIO19813
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO19856
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and</p>

	housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.
Include files	
Number	Question 40
ID	LPIO19866
Full Name	R.J. Hollis
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 live in Berkhamsted, obviously this is my main interest. Over recent years much housing has been provided here; more than the current plan target but generally not of the type required to give a balanced population, just that which gives the developer the best profit. This development has not been accompanied by any additional infrastructure, so services are currently stretched.</p> <p>The present consultation considers various sites, which in my view are clearly inappropriate. For example the sites along Shooters Way. Current development here is already causing problems on the roads, further construction will exacerbate this. The lamentable lack of investment and strategy for public transport means that these remote additions will all result in more cars in the town centre.</p> <p>The plan should take account of the present town character. This is a valley market town with a strong commuter contingent and lots of green belt. Current train services are reasonable but often full. The type of development proposed will inevitably bring more commuters rather than local workers. Increased rail services are not considered and unlikely for just one station so overcrowding and car parking problems will increase. Government guidance states that green belt land should not be sacrificed for development, yet a number of the sites encroach.</p> <p>Another consideration on infrastructure is medical services. Currently my GP practice is considering amalgamating with others to save money, so fewer people will be able to walk to the doctors, again increasing traffic. Recently our local clinic has closed. So these services are getting worse whilst the demand will increase as more housing is built.</p>

	<p>I first moved to Hertfordshire to live in Hemel Hempstead, which had a grand plan covering most requirements for civilized living. In my opinion this holistic outlook is how all development should be planned, just adding housing numbers is a poor substitute and likely to fail.</p> <p>Of the options proposed the least objectionable to my mind is 1B, please consider this as my choice.</p>
Include files	
Number	Question 40
ID	LPIO19888
Full Name	Jamie and Jude Grey
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 concerned home owners in central Berkhamsted and would like to sum up our opinions as follows: -</p> <ul style="list-style-type: none"> - Berkhamsted is in a valley which means the the central area cannot expand to accommodate the needs of a greatly expanded population. <ul style="list-style-type: none"> i.e Traffic, doctors surgeries, schools, parking, shops. - Berkhamsted is ahead of the previously agreed expansion plans and should not be penalised for this. - Not all the brownfield sites have been used for development. - Greenbelt land should not be used for development. <p>Our conclusion is that Hemel Hempstead is much more suitable for expansion but ideally, new towns should be the solution.</p> <p>if our preference can only be chosen from the consultation document, then our choice for Q40 is 1B.</p>
Include files	
Number	Question 40
ID	LPIO19891
Full Name	Barbara Gainsley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I should add to my email I would prefer <u>option 1B</u>
Include files	
Number	Question 40

ID	LPIO19897
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO19940
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>GFRA Response to Question 40, full document attached to question 46</p>

	<p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors</p>
Include files	
Number	Question 40
ID	LPIO19954
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>

Include files	
Number	Question 40
ID	LPIO19997
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO20011
Full Name	Kate and Ben Marston
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>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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
<p>Include files</p>	
<p>Number</p>	<p>Question 40</p>
<p>ID</p>	<p>LPIO20054</p>
<p>Full Name</p>	<p>Kate and Ben Marston</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>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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the</p>

	Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.
Include files	
Number	Question 40
ID	LPIO20068
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO20111

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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO20125
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position</p>

	<p>of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO20169
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>

Include files	
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Number	Question 40
ID	LPIO20183
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>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40

ID	LPIO20226
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO20274
Full Name	Mr Peter 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>I have seen the submission to DBC by the Berkhamsted Residents Action Group (BRAG), the contents of which I support.</p> <p>My own views, based both on being a long term resident of the town, and a Chartered Surveyor with broad experience of local development plans, can be summarised as:</p> <ul style="list-style-type: none"> • This is a modest market town, of linear shape because of its position in a valley with relatively steep sides, where most of the residential development is on these slopes. The town is already saturated in terms of the traffic loads on the road network, and car parking availability. I know that the often quoted argument is that residents should rely less on their cars, and walk or cycle to the town hub. However, this is a fallacious argument as a serious point, in a town with the topography that we have. • In addition to this aspect of the infrastructure, the other key infrastructure issues that are of particular relevance are the capacity of the railway station and trains, and the secondary schools. • The process that has driven the consultation is the 'call for sites' approach. This is fundamentally flawed as a way of identifying the right level of development to match the resources of the town to absorb it. It inevitably leads to the submission of land that would otherwise, in a less pressured environment, be rejected as unsuitable in terms of scale and location, and it's designation as Green Belt land. The owners of the sites are encouraged to believe that Green Belt status is no longer important and relevant, and it is a matter of serious concern that the local planning authority have done little to discourage this view. • It seems to me that anything other than option 1b would represent a gross overdevelopment of Berkhamsted, to the extent that it would have a disastrous effect on the town's character as a historic market town. • I understand that in the first 10 years of the current Core Strategy, Berkhamsted has contributed a scale of residential development which exceeds it's set target by over a third, whereas Hemel

Hempstead has contributed a scale of development of 20% less than its envisaged target over the same period. It is time that this imbalance was addressed in the form of additional development in Hemel, and particularly of brownfield land where available.

- For these principal reasons, I request that Option 1b is chosen as the agreed response of DBC to the choices facing the Borough, and that before any development is approved, a plan for necessary infrastructure improvement agreed.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of

	<p>Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO20286
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope</p>

	<p>with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO20329
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a</p>

	manner that offers minimal detriment to surrounding and environmental receptors
Include files	
Number	Question 40
ID	LPIO20344
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> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO20387
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO20435
Full Name	Jane Collis
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 express my support of option 1B and endorse BRAG's response to the DBC proposals as per the attached. I am concerned by the key features of other options, as follows:</p> <ul style="list-style-type: none"> • The impact of new housing on the green belt • Lack of infrastructure particularly roads, parking, schools and GP surgeries • The basis for DBC's numbers and assumptions • The lack of affordable housing in the plans • Increased congestion in the town, particularly in the centre <p>The linear nature of Berkhamsted's town centre and its inability to expand public amenity to support a much greater population is one of the key reasons for my lack of support of other options proposed by DBC. DBC's investment in our town centre has been negligible for decades. Investment by DBC in public space, cultural and community amenity in the town centre is already necessary and long overdue to meet the needs of the existing population, never mind that of a much expanded town.</p>

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files

Number

Question 40

ID	LPIO20452
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>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO20497
Full Name	Mr David Parker
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 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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
<p>Include files</p>	
<p>Number</p>	<p>Question 40</p>
<p>ID</p>	<p>LPIO20544</p>
<p>Full Name</p>	<p>DR Brigitta Case</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>I have attended several meetings, talked with Town Councillors and Dacorum Planners to better understand the Options outlined in the Core Strategy Plan for Dacorum.</p> <p>As a Berkhamsted resident who has enjoyed associations with the town for 50 years, I feel a responsibility to speak out and air my views – shared by many with whom I have spoken on this subject.</p> <p>The 46 Questions have been eloquently answered by many and I support the answers given by both the Berkhamsted Citizens' Association and the Berkhamsted Residents Action Group. It seems to me that there is much repetition of the points made and</p>

so I have opted to write in email/letter format to list and outline the main points I feel should be considered.

BRAG and Berkhamsted Citizens responses to this question are below - (the full document response are attached to the two Question 46

I support Option 1B

I believe the council has gone about selecting sites in Dacorum in the wrong way.

We need to prioritise protection of our precious Green Belt. We need to choose sites for development that have the right infrastructure, or where it can be readily provided. Sites that are within walking distance of the shops and stations, or where roads are wide enough for a good bus service. Such as in Hemel Hempstead. If we need to build larger developments then they need to be located where they can access larger roads minimising the impact on congestion, pollution and the environment generally, and phased so that the infrastructure can be developed in parallel.

For all these reasons I believe that 1B is the only viable option of those suggested.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Berkhamsted Citizens response

Is Option 1B your preferred option for delivering the growth needs of the Borough?

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town is far better equipped/ designed to grow. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. However, we understand that this could threaten the Sunnyside Rural Trust in its Hemel Hempstead location which would be to lose not only such an important community resource but also unique employment opportunities for adults with learning difficulties in the borough

Include files	
Number	Question 40
ID	LPIO20591
Full Name	Christine Manning
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 support the views put forward by the Berkhamsted Citizens Association in their response to the Core Strategy

	<p>In particular, I support OPTION 1B as this uses the least green belt land.</p> <p>As a Berkhamsted resident I believe that we live in a valley town with one main road which is already clogged up with traffic and only narrow other entries to the town. We have inadequate parking – the new car park will already cause further traffic flow problems. We are restricted in growth or change to this due to the canal and station. We do not have the infrastructure to support more housing. Our streets are already congested and our doctors surgeries too busy. Any new housing results in more traffic flow down into the town centre to shop, go to schools, doctors etc.</p> <p>Hemel Hempstead has more infrastructure having been expanded as a new town and is more suited to take new housing for the Dacorum area.</p> <p><i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town is far better equipped/ designed to grow. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. However, we understand that this could threaten the Sunnyside Rural Trust in its Hemel Hempstead location which would be to lose not only such an important community resource but also unique employment opportunities for adults with learning difficulties in the borough
Include files	
Number	Question 40
ID	LPIO20620
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in</p>

	<p>Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO20663
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>

Include files	
Number	Question 40
ID	LPIO20676
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO20719
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>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO20767
Full Name	Christopher Townsend
Company / Organisation	
Position	Councillor, Tring Town Council
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 Tring Town Council I agree with all the responses that have been submitted by Tring Town Council with the exception of our endorsement of Option 1A. My minority opinion is that Option 1B is preferable as this option provides greater protection to the Green Belt.</p> <p>(Tring Town response to Q 40 - no</p> <p>Whilst this option would clearly be welcomed as there is no further housing growth allocated to Tring, it is felt that Option 1A has the potential to give necessary infrastructure which would not be forthcoming under this option.)</p>
Include files	
Number	Question 40
ID	LPIO20815

Full Name	Usha Kilich
Company / Organisation	Northchurch Parish Council
Position	Parish Clerk
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO20861
Full Name	Mr Iain 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 have also tapped into the support of Berkhamsted Residents Action Group and have attached much more detailed comments that have been put together by that group, all of which I support. These comments are rather long, but I feel it is important to repeat them in detail.</p> <p>I also underline my support for option 1B (see Question 40 in the attached document).</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate),</p>

	<p>while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO20895
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>. My preferred option from those offered in the Consultation is 1B.</p>

	Chiltern Conservation Group response below 6.vii. With the qualifications above, but recognising that growth and change can be beneficial if approached in the most appropriate way for the individual location, the CCG's preferred Option from those given in the Consultation is Option 1B.
Include files	
Number	Question 40
ID	LPIO20937
Full Name	Mr Jake Storey
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 live in Berkhamsted and have witnessed the size of the small town growing in an unsustainable manner. As a result I joined SYBRA and also now BRAG. I have attached the BRAG response to your proposals</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the</p>

	<p>target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO20992
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>Q40.(1B) BRAG and see Q41 below. IF THE RESULTS OF THIS “CONSULTATION” ARE MERELY BEING JUDGED ON BINARY-TYPE ANSWERS, THIS IS THE ONLY OPTION ACCEPTABLE TO US.</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p>

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Berkhamsted Town Council response

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town already has large amounts of public open space and is far better equipped/designed to grow. Forcing large

	amounts of growth on the market towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
Include files	
Number	Question 40
ID	LPIO21034
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO21077
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	The attached report says what we friends of Grove Fields cannot say in the correct language.

	<p>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LP1021086
Full Name	Anthony and Andrea Phillips
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 first came to Berkhamsted in 1986 to do an MBA at Ashridge. I loved the town then so much that in 2001 when relocating from the Netherlands this town was top of the list. My only concern was then how had the town coped as the High street was so congested as there was no by pass then.</p> <p>Now it is already deja vu as the town is now the same pre bypass in terms of congestion.</p> <p>I can travel quicker by bike to all my usual destinations but feel a lot less safe due to much traffic; impatient drivers (linked to bottlenecks e.g. station road) and the condition of the roads. If the Town could just develop an infrastructure plan to deliver much better parking and traffic flow and encourage more cycling (electric bikes like in Germany) etc then it would be a big step forward. However, this seems a struggle now. So to add on top 1600 houses / 2200 residences (includes the 600 planned) seems a challenge which can't be met (mostly due to the geography). So first develop an infrastructure plan and prove it works before even thinking of building more.</p> <p>Note the big Tesco car park scheme doesn't solve how to get there. Just too many cars for too narrow roads e.g. Station Road.</p>

	<p>The same applies in many other aspects of daily life here. Here are three examples from last week:</p> <p>1) train to London - it used to be people joining Watford couldn't get a seat then Hemel now Berkhamsted on certain trains - the ones bread winners need to get on.</p> <p>2) doctors - 1 day or 2 days was time to see GP. Last week it was 10 days.</p> <p>With the super GP surgery plans moving towards the sports centre (plus Lidl) what will be the projected journey times by car to get there.</p> <p>Do you have any estimates as this acre the kind of insights which show if you have a workable plan and if the Town can cope.</p> <p>3) Canal Fields Car Park - parking to go and play a tennis match. I couldn't believe that there were 4 cars waiting in front of me as just no spaces. I arrived late for the start of my match. Quality of life is about certainty and not knowing if there is enough capacity at any time is a worry and spoils life. From a working point of view means and a lost of lost time as have to plan for the worst - we already have low productivity as it is.</p> <p>Hence we vote for plan 1B or, even less plus increased expertise and investment in proving a balance between capacity and demand in all walks of life. Ideally one which offers the balance of say 2001 not 2017.</p>
Include files	
Number	Question 40
ID	LPIO21099
Full Name	Sheron 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>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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which</p>

	is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. GFRA full document attached to question 46
Include files	
Number	Question 40
ID	LPIO21142
Full Name	Sheron 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>Please find attached report regarding your proposed development in Tring as submission opposing this proposal (GFRA)</p> <p>GFRA Response to Question 40, full document attached to question 46</p> <p>Question 40. Is Option 1B your preferred option for delivering the growth needs of the Borough?</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.</p>
Include files	
Number	Question 40
ID	LPIO21171
Full Name	St Albans Diocesan Board of Finance
Company / Organisation	St Albans Diocesan Board of Finance
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	<ul style="list-style-type: none"> SADBF suggest that DBC should plan for a hybrid between options 2A and 3, where a housing target of up to 1,100 dwellings per year is planned with a distribution focusing on the three main settlements and also with recognition that development at smaller villages can provide sustainable growth for these communities SADBF suggests it is necessary to plan for scenario 3 to ensure the Plan that is produced will be sound and pass through examination by Inspector
Include files	
Number	Question 40
ID	LPIO21218
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>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need

	<p>to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. The Core Strategy Planning Inspector was in full agreement with the strong representations put forward by DBC at the time - that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure
Include files	
Number	Question 40
ID	LPIO21265
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>A recent report by the Chilterns Conservation Board on the Cumulative Impact of Development on the Chilterns AONB has also not been considered and should be taken into account. I strongly support their submission (below)</p> <p>The Chilterns Conservation Board considers that (of those presented) this option is likely to have the least adverse impact on the Chilterns AONB and its setting.</p>
Include files	
Number	Question 40
ID	LPIO21299
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	I strongly support the Chiltern Countryside Group's submission regarding the Green Belt and AONB (below) 6.vii. With the qualifications above, but recognising that growth and change can be beneficial if approached in the most appropriate way for the individual location, the CCG's preferred Option from those given in the Consultation is Option 1B.
Include files	
Number	Question 40
ID	LPIO21341
Full Name	Antony Harbidge
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 accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p>On a personal note, I resent that myself and many other caring residents have to spend hundreds of hours dredging through the reams of reports produced by and on behalf of DBC Planning (at great expense no doubt), while we are trying to run a business or hold down a job and have a family life. Most of these reports, simply being pro-development propaganda, in particular your two confirmation biased Green Belt reviews, which at best advertises the ignorance of the authors to our area, or at worst contain downright lies.</p> <p>The term Planning suggests that there is some thought and logic being applied to ensure that we get "the right homes in the right places", but there is very little evidence of that within your documents. Indeed it was confirmed at the Exhibitions that for the options the distribution of housing "between the towns just seemed the fairest solution". There has clearly been no</p>

consideration of topography, the lack of infrastructure or the amount of past or already planned development. Back in 2012 Mr James Doe (the Assistant Director for Planning, Development and Regeneration) is on public record saying that the then SBC proposal was “too much for the town”. Now his department is proposing numbers far in excess of that, yet nothing has changed in terms of infrastructure or the historic linear, valley setting of the town. This is not planning.

It is argued that the need for housing has increased. But that doesn’t change the physical constraints of the area. What was “too much for the town” then, is “too much for the town” now. DBC Planning are throwing the baby out with the bath water in completing a whole new plan instead of simply doing the partial review requested by the Core Strategy Inspector. The Inspector was not satisfied that DBC had assessed the true need numbers, but he also stressed that the need number is not required to be the housing target if physical and infrastructure constraints mean that the numbers cannot be built. At no time did he suggest more houses should be built in the area within the Dacorum Borough Area, just that he wasn’t convinced that DBC had assessed the numbers properly.

So, it is a simple argument for DBC to make, certainly in terms of Berkhamsted, because the town does not have the infrastructure and over development will destroy the historic setting of the town, which the Inspector agreed needed to be protected. The Inspector also fully agreed with the Hierarchy principals in the Core Strategy, which focused development on Hemel. But, now it seems that DBC Planning wish to discard the hierarchy. It seems clear that DBC Planning are faltering under developer pressure to build in areas that generate the most profits, i.e. Berkhamsted, but demand to build in an area is not a reason build there.

There are many more options that DBC could consult on but given those offered Option 1B (q40) is the best for both Berkhamsted and the borough, though to be clear it is best of a poor choice.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years

(2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO21387
Full Name	Helen Kington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.

Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.

Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.

Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.

On a personal note, I resent that myself and many other caring residents have to spend hundreds of hours dredging through the reams of reports produced by and on behalf of DBC Planning (at great expense no doubt), while we are trying to run a business or hold down a job and have a family life. Most of these reports, simply being pro-development propaganda, in particular your two confirmation biased Green Belt reviews, which at best advertises the ignorance of the authors to our area, or at worst contain downright lies.

The term Planning suggests that there is some thought and logic being applied to ensure that we get "the right homes in the right places", but there is very little evidence of that within your documents. Indeed it was confirmed at the Exhibitions that for the options the distribution of housing "between the towns just seemed the fairest solution". There has clearly been no consideration of topography, the lack of infrastructure or the amount of past or already planned development.

Back in 2012 Mr James Doe (the Assistant Director for Planning, Development and Regeneration) is on public record saying that the then SBC proposal was "too much for the town". Now his department is proposing numbers far in excess of that, yet nothing has changed in terms of infrastructure or the historic linear, valley setting of the town. This is not planning.

It is argued that the need for housing has increased. But that doesn't change the physical constraints of the area. What was "too much for the town" then, is "too much for the town" now. DBC Planning are throwing the baby out with the bath water in completing a whole new plan instead of simply doing the partial review requested by the Core Strategy Inspector. The Inspector was not satisfied that DBC had assessed the true need numbers, but he also stressed that the need number is not required to be the housing target if physical and infrastructure constraints mean that the numbers cannot be built. At no time did he suggest more houses should be built in the area within the Dacorum Borough Area, just that he wasn't convinced that DBC had assessed the numbers properly.

So, it is a simple argument for DBC to make, certainly in terms of Berkhamsted, because the town does not have the infrastructure and over development will destroy the historic setting of the town, which the Inspector agreed needed to be protected. The Inspector also fully agreed with the Hierarchy principals in the Core Strategy,

which focused development on Hemel. But, now it seems that DBC Planning wish to discard the hierarchy. It seems clear that DBC Planning are faltering under developer pressure to build in areas that generate the most profits, i.e. Berkhamsted, but demand to build in an area is not a reason build there.

There are many more options that DBC could consult on but given those offered Option 1B (q40) is the best for both Berkhamsted and the borough, though to be clear it is best of a poor choice.

BRAG response to Question 40 (please note full document is attached to Q46)

Question 40 *Is Option 1B your preferred option for delivering the growth needs of the Borough?*

Yes

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/developed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at

	<p>a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO21430
Full Name	Mr R Smith and Mr A Lyell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>1.33.1 The Landowners suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with a distribution focussing on the three main settlements, also with a level of growth at larger villages to support sustainable growth at these locations too</p> <p>1.33.2 The Landowners suggests it is necessary to plan for scenario 3 to ensure The Plan that is produced will be sound and pass through examination by Inspector.</p>
Include files	
Number	Question 40
ID	LPIO21450
Full Name	Majesticare Limited
Company / Organisation	Majesticare Ltd
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Q.39 and 40 No Yes to both questions and add comments belwo in each case.</p> <p>43. We do not support options 1A and 1B as these options identify either no homes in theGreen Belt, or only a small number of homes to be developed in the Green Belt in Berkhamsted. The options also both propose the limited expansion of Berkhamsted. We consider that land designated as Green Belt will need to be released for residential development, and that options 1A and 1B do not realistically reflect this requirement. We also consider that Berkhamsted</p>

	requires development and additional infrastructure and service provisions in order for it to maintain its current status as a sustainable and vibrant market town
Include files	
Number	Question 40
ID	LPIO21466
Full Name	Audley Court Ltd
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Q.39 and 40 No in both cases.</p> <p>44. We do not support options 1A and 1B presented in the Issues and Options consultation documents for the following reasons. The options both propose the limited expansion of Berkhamsted as a market town. Both of these options also identify either no homes to be developed in the Green Belt, or only a small number of homes to be developed in the Green Belt in Berkhamsted</p>
Include files	
Number	Question 40
ID	LPIO21478
Full Name	Luton Airport
Company / Organisation	Luton Airport
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Questions 39 to 45 Options for Growth - No in all cases [copy across text below for each question]</p> <p>LLA wishes to make representations regarding the Options for Growth. The following representations would cover questions 39 to 45. The options propose a minimum of 200, and a maximum of 800, extra residential dwellings in the Markyate area.</p> <p>As you are aware, LLA is committed to being a good neighbour and endeavours at all times to minimise the impact of its operations on local communities.</p> <p>As demonstrated by the LLA Noise Action Plan 2013-2018, developed in conjunction with stakeholders including your Council, some of the areas identified as having potential for growth are below the flightpaths.</p> <p>The map extracts below show the Noise Contour Maps (as taken from the Noise Action Plan 2013-2018) which show the 54 dB LAEQ 16hr contour and the 48 dB Lnight contour.</p>

	<p>(for noise contour maps see attached document)</p> <p>Action 17 of the LLA Noise Action Plan 2013-2018 states that LLA will discourage residential development close to the airport boundary or areas affected by aircraft noise, in liaison with Local Authorities. LLA are concerned with the proposal to increase, potentially significantly, the number of residential dwellings within, or close to, the approach or departure paths that aircraft use.</p> <p>As you are aware, in preparing Local Plans, Local Authorities are required to have regard to policies and advice issued by the Secretary of State.</p> <p>The Government's Aviation Policy Framework 2013 states <i>"The Government's overall policy on aviation noise is to limit and, where possible, reduce the number of people in the UK significantly affected by aircraft noise"</i>. The Framework goes on to state: <i>"We will continue to treat the 57dB LAeq 16 hour contour as the average level of daytime aircraft noise marking the approximate onset of significant community annoyance. However, this does not mean that all people within this contour will experience significant adverse effects from aircraft noise. Nor does it mean that no-one outside of this contour will consider themselves annoyed by aircraft noise."</i></p> <p>LLA is increasing in size to accommodate an operational capacity of 18 million passengers per year. LLA are committed to develop and deliver policies, procedures and measures which will help to minimise the effects of aircraft noise and encourage improvements from airlines and other operators. However, an increase in residential dwellings in the Markyate area would potentially increase the number of people who may be impacted upon by aircraft noise.</p> <p>LLA urge Dacorum Borough Council to consider fully the impact that aircraft noise may have upon any new residential dwellings within the noise contour areas. If your Council, when assessing the views gathered by this consultation, and the future consultation stages of the draft Local Plan, do consider that Markyate is an appropriate area for growth, we request that LLA are fully involved in assessing where such new dwellings should be sited, and, what noise insulation measures must be required, as part of any future planning process.</p>
Include files	Ellen O'Grady - Luton Airport Draft Dacorum BC Issues and Options LP Reps.pdf
Number	Question 40
ID	LPIO21504
Full Name	Hightown Housing Association
Company / Organisation	Hightown Housing Association
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	Question 40 Is Option 1B your preferred option for delivering the growth needs of the Borough? No.
Include files	
Number	Question 40
ID	LPIO21567
Full Name	Mrs Valerie Silverton
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 read the proposals and strongly agree BRAG's responses.</p> <p>Berkhamsted cannot support the scale of building being considered in the proposals. It's infrastructure is stretched to capacity at present. Road congestion, parking, doctors, dentist, schools etc are all under pressure. It is ludicrous adding to this with the scale of building being considered. Also, wherever future building takes place in this town will necessitate the use of a car adding to the congestion, noise, and air pollution.</p> <p>Berkhamsted is very attractive to developers because of the high premium their houses can command. No affordable housing for young people here even though affordable housing is what is needed the most.</p> <p>I have lived in Berkhamsted since 1969. It is a very pleasant market town but I think that building on the scale being considered would have a seriously detrimental effect on the town.</p> <p>I support Option B</p> <p>BRAG response to Question 40 (please note full document is attached to Q46)</p> <p>Question 40 <i>Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the

rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO21581
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	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). I enclose a copy of a report that a planning consultant submitted to Dacorum on behalf of the Grove Fields

	<p>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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 40
ID	LPIO21624
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>GFRA Response to Question 40, full document attached to question 46</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is our opinion that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The general approach to apportionment, by focusing growth and</p>

	housing supply on Hemel Hempstead, a location where both the infrastructure and surrounding area can support significant housing supply growth is the appropriate strategy. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors.
Include files	
Number	Question 40
ID	LPIO21676
Full Name	Louis Quail
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>Please see attached letter from the Berkhamsted residents Action group which I support whole heartedly , it's quite sad that we are considering building on greenbelt land which belongs to our children and theirs because of political pressure, and while we still have not explored many other options. For example why is there a lights off building culture in London where it is considered ok to build houses that are then left empty. The point being the augment for building on greenbelt land should only be one of last resort , there are plenty of other options left before launching off this one way route .</p> <p>Berkhamsted Residents Action Group response:</p> <ul style="list-style-type: none"> • This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough.</p>

	<p>Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.</p> <p>However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has already made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.
Include files	
Number	Question 40
ID	LPIO21697
Full Name	Countryside Properties (UK) Ltd
Company / Organisation	C/O Bidwells
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> CPUK suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with a distribution focussing on the three main settlements.
Include files	
Number	Question 40
ID	LPIO21724
Full Name	Roger Saller
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. Having lived in Berkhamsted since the beginning of this century, I feel that I have a unique perspective on what made the town attractive and what is now at risk.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand</p>

from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response

- This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to “the sustainability credentials” of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.

However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already** made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO21741
Full Name	Thomas and Margaret Ritchie
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 not completed the full consultation document but my wife and my views are completely in line with the comprehensive return made by Berkhamsted Town Council and most importantly our only choice of the options for number of dwellings and their location is Option 1B.</p> <p>In addition to the line of questions in the document, I should like to make some further more general points about the direction in which this discussion seems to have taken us; it would be interesting to learn whether this focus was anticipated in setting up the New Plan.</p> <p>The process seems to take firstly the position of the simply physical capacity of the landscape to take a certain number of homes; in this and by using the "call for sites" process, we have inevitably been led to where we are by a large number of land-owners, private and corporate, who have a single objective - to make money. Having made land availability the first option point, the reports then try to solve/resolve the issues which this land availability gives us:</p> <ul style="list-style-type: none"> • access • road structure • train and station capacity • water resource • spoilage of natural resource • abandonment of Green Belt policies • disturbance of existing townscapes • infrastructure of school places; especially Secondary school places • medical facilities - GP capacity; dentists; hospital access; care provision • local job opportunities <p>In my view, whilst some of these issues are identified in the reports, very little is offered to resolve the created questions.</p> <p>Returning to the "call for sites" methodology and the people who are offering options, they have been hugely encouraged by the idea that previously protected Green Belt would be sacrificed to the "superior" demand of providing housing numbers.</p> <p>Look at the action being promoted already, by Crest Nicholson, a major developer, who, without even waiting for the first stage of consultation to be completed, is campaigning for some 100 houses in Shootersway green</p>

belt, with a density much higher than its traditional neighbourhood.

These opportunist developers all need to be put back in their boxes with an adoption of Option 1B, which needs no Green Belt intrusion in Berkhamsted.

To solve the housing need, including a high number of affordable dwellings, we need to look afresh at the direction of travel. Rather than starting with a developers' shopping list, we should turn the process around and plan to build additional houses WHERE THERE ALREADY IS INFRASTRUCTURE - of local employment opportunity, of school places, especially Secondary places, of GP and medical facilities with capacity, of transport links.

It is not magic - all these exist in the major town within the Borough - Hemel Hempstead: the industrial area, which has seen huge growth and offers local employment; seven Secondary schools (a number of which are currently too small to succeed); the medical facilities of GP service providers and the HH hospital; a main line rail station and closeness to M1 junction.

That surely is what a New Town was built for and surely actually needs to bring more people to the re-invested town centre, three out-of-town shopping areas (as we shall soon have), 17- screen cinema, leisure facilities on which £millions of public and private money has been and will be invested.

Let these items lead the direction in which we must take our communities over the next 20 years and let us not destroy the ancient heritage of our market towns and villages.

Berkhamsted Town Centre Response

Summary

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.**”

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

BTC response to Q40

This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town already has large amounts of public open space and is far better equipped/designed to grow. Forcing large

	amounts of growth on the market towns is not acceptable given the infrastructure limitations and would destroy their unique nature.
Include files	
Number	Question 40
ID	LPIO21836
Full Name	W Lamb Ltd
Company / Organisation	W Lamb Ltd
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> No. For the reasons discussed in response to Question 16, the draft Government figure is not considered to be the correct starting point for setting the Council's housing target and thus none of the 'Option 1' growth options are considered appropriate.
Include files	
Number	Question 40
ID	LPIO21860
Full Name	Fairfax Acquisitions Limited
Company / Organisation	Fairfax Classical Properties Ltd
Position	
Agent Name	Mr Tim Rodway
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 1 (13,800 units over the 2013-36 Plan period): We consider strongly that this proposal will not provide sufficient housing to meet the OAHN for the Borough, even at current levels, and therefore this option should be dismissed.
Include files	
Number	Question 40
ID	LPIO22053
Full Name	Gallagher Estates
Company / Organisation	Gallagher Estates
Position	
Agent Name	Mrs Hanna Staton

Company / Organisation	Pegasus Group
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The following answer is in response the three questions 39,40,41.</p> <p>Gallagher Estates do not consider that any of Options 1A, 1B and 1C could deliver the growth needs of the Borough. As identified on p.88 of the Issues and Options consultation document, the Option 1 figure of 13,846 homes in the plan period, or 602 homes a year, would not meet the Council's locally assessed need within the SHMA and would be below the raw household projections and result in unmet need arising in the Borough.</p> <p>Potential consequences include: insufficient supply of homes to meet demand will further inflate house prices, those with greater incomes will be more successful in securing homes and those less well off may become concealed households or be forced to relocate elsewhere where homes are more affordable (social and family support networks could be broken and the economy could also be impacted); a mismatch between labour force and jobs could arise that may mean that businesses locate elsewhere. These consequences are socially and economically damaging and should be avoided.</p> <p>Given that the dwelling requirement is significantly less than what is needed, all growth options are discounted</p>
Include files	
Number	Question 40
ID	LPIO22109
Full Name	Crest Nicholson
Company / Organisation	
Position	
Agent Name	Sarah Moorhouse
Company / Organisation	Lichfields
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please see Section 3.0 of the Land at Blegberry Gardens, Berkhamsted (Site Be-h6) - Representations to Dacorum's New Local Plan: Issues and Options (Nov 2017) document by Lichfields on behalf of Crest Nicholson Chiltern.</p>
Include files	Sarah Moorhouse Crest Nicholson-15426 Land adj. to Blegberry Gdns, Berkhamsted Reps (13.12.17).PDF
Number	Question 40
ID	LPIO22154
Full Name	Mrs Hayley Gillard
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO22198
Full Name	Mr Peter Gillard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO22242
Full Name	Miss Sophie Gillard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 40
ID	LPIO22329
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	Qualified Yes. It is noted that none of the <i>Options had</i> meaningful criteria <i>against which</i> they could be properly <i>judged</i> . Each Option should have <i>indicative</i> cost and timing estimates for related infrastructure. The only credible evidence that exists <i>is from</i> physical observation

	<p>throughout Dacorum of deteriorating infrastructure. <i>It is essential that</i> cost and timing estimates for infrastructure catch-up <i>plus</i> an estimate for the <i>significantly</i> higher house building <i>Options should</i> be available by <i>location</i>.</p> <p><i>Otherwise</i> house building will continue to be <i>in</i> the wrong place, subjectively based on opinion and not facts, <i>and</i> frustrate future efficient infrastructure development <i>particularly in</i> the Market Towns.</p> <p><i>Without</i> any criteria to judge <i>the</i> relative merits, Berkhamsted residents have only <i>this</i> Option 1B to say "yes" as all the other Options are clearly "no". Predictably all residents of the smaller settlements <i>should</i> say "yes" to Question 39 1A (<i>this</i> can be seen from the <i>Lings</i> Langley petition on Mike Penning MP's website). <i>Similarly would it be surprising if</i> Hemel residents chose "yes" to answer Question 41 <i>Option 1C</i>? We hope <i>this</i> expensive Consultation exercise <i>is</i> not being <i>misused</i> to state the obvious <i>and</i> claim as "evidence" to <i>justify</i> the choice of <i>Option 2 - deeming</i> it to be the middle ground (which <i>it is</i> not - see Q 1 above) and sharing of the <i>pain</i> across all settlements.</p>
Include files	
Number	Question 40
ID	LPIO22422
Full Name	Mr & Mrs Ostle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>It also appears that the required Impacts of the options shown in the Proposals have not been considered as a whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.</p> <p>It is our strong opinion that if there really is a local need for additional housing in Dacorum option 1B is the least bad.</p>
Include files	
Number	Question 40
ID	LPIO22433
Full Name	Mr & Mrs J Godfrey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here

Mr & Mrs Godfrey:

As Berkhamsted residents we have no choice but to say yes to Q40 Option 1B. This Option is for 602 houses per annum in Dacorum with house building in Berkhamsted limited to the current plan of 600 houses until 2036 and no further Green Belt release except around Hemel. As a result we are forced to say No to all the Options and the reasons for this are shown below:

- The target of 602 house p.a. is based on Dacorum's evidence that this is the best government supported target available. However, we believe a lower target Option should have been included in the Consultation document (see fourth bullet below).
- Hemel is the only town where infrastructure is available and can be properly planned
- As stated in Berkhamsted's Town Council draft reply all other Options mentioned "...would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to Q7)".
- In this Consultation no current information has been provided to properly evaluate any of the Options in terms of what these new higher housing numbers mean for cost or timing of Infrastructure delivery. The documents referenced as evidence and relating to Infrastructure are out-dated and more importantly not based on these hugely increased housing projections. Physical evidence of existing infrastructure clearly shows that most of Dacorum is at capacity and does not meet current demand e.g. Berkhamsted Multi Storey Car Park in 2020 will struggle to meet today's demand and certainly existing entry/exit roads will be unable to cope.
- All Options shown have been poorly selected and flawed. For example, Option 3, 1000 houses per annum, should not have been included as your document explains it would be an imposed target and without basis. Rather than providing this wholly unrealistic Option, the current urban capacity was totally dismissed even though it is significantly higher than the current Core Strategy and would have been a credible defensible Option and better start point (reality!!). This leaves only two possible Options but both were presented in a highly misleading and discriminatory manner. Compare the description and house building levels in
- Option 1A "Focussed on Three Towns" showing houses in Hemel (8900 plus 1750 from Green Belt) Berkhamsted (600 plus 900) and Tring (500 and 300) and
- Option 1C "Spread More Evenly Across the Borough" with a significant reduction in Hemel (8900 with 0 Green Belt) and significant increases in Berkhamsted (600 plus 1075) and Tring (500 and 1000)!!!!

Clearly building is not "Spread More Evenly" in Option 1C – it should have been re-titled as "Focussed on Two Market Towns & Settlements" and from their inclusion

had never been intended to be progressed. There is a similar example with Option 2C which should similarly be discounted for undue bias. The impression is that the Consultation is lead more by developers' proposals of "Call for Sites" and less to do with independent sustainable town planning.

- The proposed house building target of 758 p.a. in Option 2, based on the 2016 South Herts Market Assessment, is outdated and the results are disputed by St Albans. This huge jump in house-building needs to be re-visited to reflect current underlying assumptions (London market growth?). Also while mention is made of the methodology of the calculation it does not provide;
- a comparison of affordable homes within the current Plan and the proposed new Plan and how/where this difference could be met in the future with less release of land.
- a realistic approach to affordable homes. Dacorum's Consultation Boards showed all possible Green Belt sites as requiring 40% affordable homes. However, there is no evidence to support this being consistently achieved and certainly not on all the proposed sites. How this discrepancy is being reflected in the Local Plan is not discussed.
- an update to reflect where we are in the economic cycle and also whether there is sufficient house building capacity long term. As an example, in August 2017 brick producer Ibstock (40% UK brick market share) said that in March 2017 the UK brick industry delivered more bricks than it had for nine years. However, despite the increase in deliveries, some builders and builders' merchants are seeing lead times lengthen." With an estimated 80% of new homes using bricks within their construction plus a known existing construction labour shortage DBC should be basing house-building on long term achievability and not panicked by developers into making early release of Green Belt based on dubious house-building growth projections.
 - Option 2 cannot be subject of further consideration without including a new large development extension of Hemel (2500+houses) and the likely impacts from the Gorhambury development. To ignore some estimate of these effects is unsatisfactory.

the significant proposed Green Belt releases do not address important local topographical differences or issues such as the recent developer targeted overbuilding in Berkhamsted and underbuilding in Hemel

Include files	
Number	Question 40
ID	LP1022440
Full Name	Mr Richard Collins
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Within your consultation, Option 1B Question 40 provides the least-worst option. However, in our view none of your options offer a realistic basis for a new and achievable local plan. In particular, there must be an explanation from planners as to why home-building in Hemel Hempstead (at 21% under planned development ten years into the current Core Strategy) has not already happened. Without addressing this, and without a proper plan to resolve the issue (for example by setting out significantly more robust, demanding and reciprocal agreements with developers to ensure that they cannot 'call all the shots' and build only where they wish and where their returns will be greatest for least inward investment) there can be no prospect of fair, sustainable and achievable local development across Dacorum moving forward.</p> <p>We would appreciate you taking note of the entirety of our response, however, in summary, we are both of the opinion that Option 1B is the best of a very poor set of option proposals, both for Berkhamsted and for Dacorum as a borough. Would you please ensure that our responses are noted (separately) as such in any outturn report of consultation findings.</p>
Include files	
Number	Question 40
ID	LPIO22465
Full Name	Ashleigh Michnowiec
Company / Organisation	Harrow Estates plc
Position	
Agent Name	Mrs Sam Ryan
Company / Organisation	Turley Estates
Position	Director
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>As set out in response to Q33 it is not considered that Option 1 will provide for the full OAN across the authority. It cannot therefore be considered to be justified or based on robust evidence. It will fail to deliver sufficient housing to meet the OAN for the borough.</p> <p>The figure is artificially constrained by applying 'Step 3' of the Government's standardised methodology to the housing requirement in the adopted Core Strategy which, by the Council's admission, fails to meet the FOAN and should be reviewed. It follows, therefore, that the spatial distribution in Option 1B is flawed since it is based on an unjustified and unrealistically low housing target.</p>

	Further information is set out in the Turley Local Needs Assessment accompanying these representations.
Include files	
Number	Question 40
ID	LPIO22474
Full Name	Mr & Mrs Wotherspoon
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 write to object to the potential development in the Ivy House Lane field. Our views are those of Mr and Mrs Ostle and their letter of 13/12 17. We agree fully with their position and agree with all they say (see below).</p> <p>It also appears that the required Impacts of the options shown in the Proposals have not been considered as a whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.</p> <p>It is our strong opinion that if there really is a local need for additional housing in Dacorum option 1B is the least bad.</p>
Include files	
Number	Question 40
ID	LPIO22521
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>Please find below our response to the new Local Plan consultation. I fully support Brag's response on this matter (see below)</p> <ul style="list-style-type: none"> This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town that is far better equipped/ designed to grow as confirmed by the Core Strategy Inspector when referring to "the sustainability credentials" of Hemel. Forcing massive growth on the Market Towns is not acceptable given the infrastructure limitations and would destroy their unique nature.

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years**worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.
Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets.
However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Rather than being made to feel guilty, residents of Berkhamsted should be proud to help “protect the town’s historic character and setting” and feel proud for the contribution the town has **already**made to the housing needs of Dacorum. Berkhamsted should most definitely not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- The Core Strategy Planning Inspector was in full agreement that the focus for development should be on Hemel. This option concentrates development on Hemel and provide best option for new supporting infrastructure.

Include files	
Number	Question 40
ID	LPIO22531
Full Name	Mr & Mrs N Tiley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We choose Option 1B

Include files	
Number	Question 40
ID	LPIO22571
Full Name	Mrs C Longbottom
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 all answers and comments to the Issues & Options Consultation document noted on the Berkhamsted Town Council website</p> <p>This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town already has large amounts of public open space and is far better equipped/designed to grow. Forcing large amounts of growth on the market towns is not acceptable given the infrastructure limitations and would destroy their unique nature.</p>
Include files	
Number	Question 40
ID	LPIO22590
Full Name	Berkhamsted Schools Group
Company / Organisation	The Berkhamsted Schools Group
Position	
Agent Name	Kevin Rolfe
Company / Organisation	Aitchison Raffety
Position	Group Director, Development & Planning
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No, for the reasons given in our response to question 39, but also as this focuses all new growth on Hemel Hempstead, which is completely unacceptable. It would deprive Berkhamsted of any new housing growth, which is not appropriate as there is a clear need for new housing in this sustainable settlement.</p> <p>We recognise that the expansion of Hemel Hempstead is a focus for growth, but it is also important for Berkhamsted, as the second largest town in Dacorum, to take an appropriate share of future housing growth. The allocation of this site for housing would reflect the Council's general hierarchal approach to development, as set out in Table 1 of the Core Strategy. This advises that market towns, such as Berkhamsted "have an important role in meeting housing needs". Berkhamsted has a very good range of local services and facilities, and is a sustainable location for future housing growth of the scale proposed.</p>

	The Berkhamsted Schools Group is willing to play its full part in contributing to accommodate the additional education demand that would arise from future housing growth in the area as a whole.
Include files	
Number	Question 40
ID	LPIO22641
Full Name	Mr & Mrs Mehew
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 write as residents of [REDACTED]</p> <p>[REDACTED]</p> <p>in response to your consultation on the Local Plan to 2036. We have also seen and agreed with the response to be submitted by the Meadway Residents Action Group (MRAG) (see comments LPIO18384, 18385) and the draft response prepared by Berkhamsted Town Council.</p> <p>We have also seen and agreed with the response to be submitted by the Meadway Residents Action Group (MRAG) and the draft response prepared by Berkhamsted Town Council.</p> <p>In summary we believe that the country needs more housing for all the reasons outlined by politicians of various parties but when it comes to Dacorum we think that the new proposals are unnecessarily skewed to the outlying areas of Dacorum including Berkhamsted. Major growth should be confined to Hemel Hempstead which is a former new town and best equipped to deal with development and change together with the need for affordable housing. We simply do not understand why, when Hemel is already behind target with its housing programme and Berkhamsted is above target, even more houses are planned for Berkhamsted. If we have to chose an option it would be 1B which limits building in Berkhamsted to the 600 houses already planned. Berkhamsted lies in a steep sided valley with growing infrastructure concerns. Traffic flows across town are already impeded by route restrictions over or under the railway and the Grand Union Canal.</p> <p>In particular we note the choice of potential development sites being considered for inclusion within the Plan and specifically Be-h3; Land at Ivy House Lane. We are commenting on this site under Question 46 of the</p>

Consultation Local Plan. We have also seen a copy of a letter sent by dha planning to the Clerk of Berkhamsted Town Council on 29 November 2017 in connection with this land at Ivy House Lane . In their letter dha planning refer to potential concerns over the site and mention a Landscape and Visual Study commissioned by their client which apparently concludes that any housing development would have no significant adverse landscape effects on the setting of the Chilterns AONB. The site is an area of Green Belt (which as recently as October 2012 was ratified as this in the report by the Inspector on the Dacorum Core Strategy) always used as cultivated arable farmland alongside a very narrow country lane and adjacent to the CAONB . Quite how a proposed development of some 150 houses on the land, including light pollution and the potential for flooding, will not have a detrimental effect on the AONB is difficult to understand. The consultants also refer to proposed "new and improved pedestrian and cycle links." Given that there are no pedestrian or cycle links anywhere near the site it is difficult to see how the proposals will help ease links.

However what the consultants do not refer to is access which above all else must determine whether the site is anyway practicable for development. The site is bordered on one side by Meadway the road we live in. This is a private road and we have no intention of bringing it up to the standard required for it to be adopted. Hunters Park also borders the site but so far as we know there are houses and gardens lining the field. A house or houses would have to be demolished to gain access to the field. This does not seem feasible as the residents of Hunters Park are also objecting to the Ivy House Lane development. Both Meadway and Hunters Park have access to Gravel Path which is a road on a steep hill barely changed in outline since the days of horse and cart and today with all the problems of increasing traffic flows. At the top side of the site are another group of houses on a private road, even less made up than Meadway, with across their road a ribbon of woodland where the deer travel to and from Ashridge. This leaves the fourth side Ivy House Lane bordering the site. To make the lane a point of access would require significant structural changes including widening the lane to permit two way traffic. We will not rehearse the arguments about the viability of using Ivy House Lane or for that matter Gravel Path as access into Berkhamsted, but both roads have at the bottom of the hill the twin pinch points of railway and canal.

It is difficult therefore to see how practical access to the field can be obtained by the developer and how the infrastructure of services could be put in or the existing infrastructure could cope. As one example homes in Meadway are served by water being pumped up the hill from the town. Any increase in the number of homes to the north of Meadway would simply contribute to the low pressure and outages sometimes experienced during the year. Affinity Water can confirm this point.

In conclusion we believe Dacorum Borough Council should omit Be-h3; Land at Ivy House Lane from the final local plan and chose option 1B as the way forward.

	<p>Berkhamsted Town Council Response:</p> <p>This is the best of the options offered and concentrates the growth on Hemel Hempstead which as a new town already has large amounts of public open space and is far better equipped/designed to grow. Forcing large amounts of growth on the market towns is not acceptable given the infrastructure limitations and would destroy their unique nature.</p>
Include files	
Number	Question 40
ID	LPIO22718
Full Name	Lewis Claridge
Company / Organisation	NHBE
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><i>Question 40 – Is Option 1B your preferred option for delivering the growth needs of the Borough?</i></p> <p>Please see response to Question 38.</p> <p><i>Question 38 – Has the Council considered all reasonable alternatives for distributing growth?</i></p> <p><u>Preferred Options for Delivering Growth</u></p> <p>Seven growth options have been put forward, summarised at paragraph 10.4.2.</p> <p>We have no comment at this stage on which option/s are preferable from a transport and highways perspective. We will work with DBC as the Local Plan develops towards a preferred option, with learning from transport modelling which is underway and transport assessment work on the potential sites. It is recognised that the site appraisals are early stage, and more work will be needed to understand which of the green field sites would perform better in planning and transport terms.</p> <p>It is important that new development is located in areas which are already accessible by sustainable modes of transport or can be made so. If development is more concentrated on Hemel Hempstead or the three main towns, then it is likely that residents of new development are less likely to need to travel as far to access services and facilities – although improvements may be needed to reflect population growth. Some growth in the smaller settlements may be beneficial in order that they retain the services they have – bus services to the more rural areas in the Borough can struggle for commercial viability and extra patronage would be beneficial.</p>
Include files	
Number	Question 40

ID	LPIO22827
Full Name	Mr Patricia Wheway
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No
Include files	

Report Settings Summary

Event	Local Plan Issues & Options November 2017
Total Responses	22,707
Total Respondents	2,376
Filtered Responses	538
Filtered Respondents	458
Questions	<p>Question 41</p> <p>Is Option 1C your preferred option for delivering the growth needs of the Borough?</p> <p>Yes / No</p> <p><i>Please explain your reasons, with reference to evidence where available.</i></p>
Filter	<i>(none)</i>
Consultation Point(s)	ID-4764277-QUESTION-41
Pivot	<i>(none)</i>
Document Name	Question 41 - Summary Report
Created on	2019-04-23 10:43:11
Created by	Strategic Planning Admin

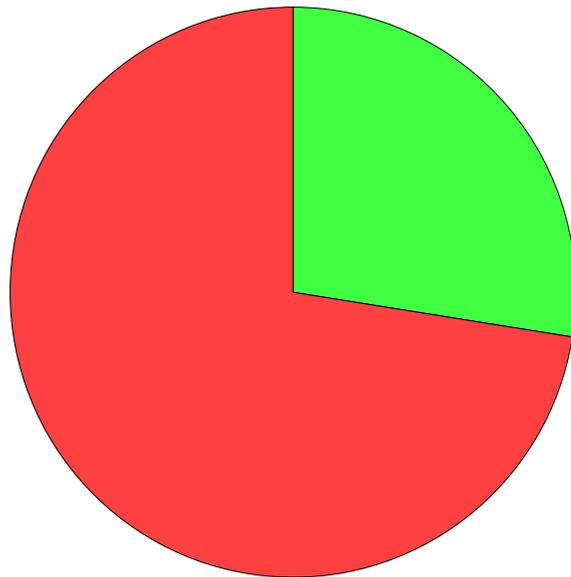
Your Opinion

Question responses: **538 (100.00%)**

Question 41

Is Option 1C your preferred option for delivering the growth needs of the Borough?

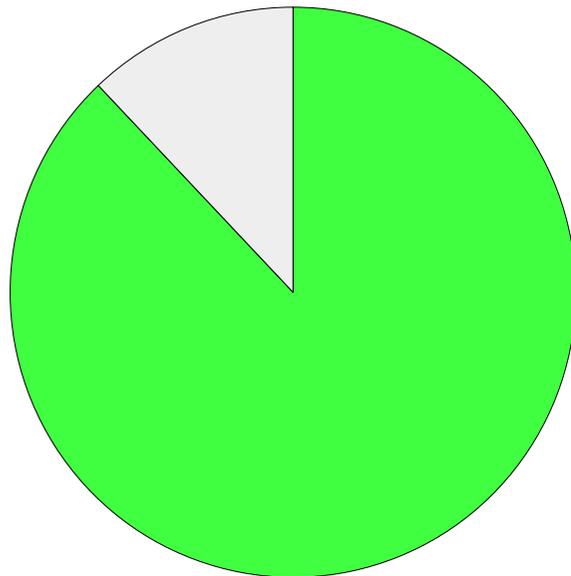
Yes / No



	% Total	% Answer	Count
Yes	27.51%	27.51%	148
No	72.49%	72.49%	390
Total	100.00%	100.00%	538

Responses

Question responses: **473 (87.92%)**



	% Total	% Answer	Count
Responses	87.92%	100.00%	473
No Response	12.08%	--	65
Total	100.00%	100.00%	538

Supporting evidence

Question responses: **6 (1.12%)**



	% Total	% Answer	Count
Responses with File(s) Uploaded	1.12%	100.00%	6
Responses with No Uploads	98.88%	--	532
Total	100.00%	100.00%	538

Issues and Options All Responses to Question 41

Number	Question 41
ID	LPIO107
Full Name	Mr John Lilley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO112
Full Name	Mrs Fiona Ullman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Tring does not have the infrastructure to support such a ridiculous expansion. We all accept the need for additional housing but the social infrastructure also needs to be put in place. We are already struggling with conditions of roads, gp surgeries are near capacity and the schools are all at capacity. Without the investment needed for the infrastructure, which is doubtful given the economic climate, this would add severe pressure to the towns and villages.
Include files	
Number	Question 41
ID	LPIO113
Full Name	Mrs Fiona Ullman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	See comments from Question 40
Include files	
Number	Question 41

ID	LPIO131
Full Name	Mr Ben Killick
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Option 1c is not acceptable. The character of Kings Langley would be forever changed and damaged, full explanation is detailed in question 46.</p> <p>Key reasons are character of our village destroyed and edges of village would creep towards neighbouring settlements creating homogenous mess.</p> <p>Traffic problems would be exasperated to new highs and quality of life for village residents destroyed.</p>
Include files	
Number	Question 41
ID	LPIO199
Full Name	Mr Andrew Levy
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>1C is unacceptable. Kings Langley would cease to be a village, would cease to have its own identity, would cease to offer a usable high street, or travel into London and would cease to be where I choose to live.</p>
Include files	
Number	Question 41
ID	LPIO229
Full Name	Mr Martin Cotton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO282

Full Name	Mrs Niki Pinchin
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would ruin our village - its history - its character and start to create an unimaginable sprawling conurbation, surrounded by traffic chaos. This proposal is preposterous, unrealistic and would open the doors to ongoing site identification to infill with Hemel entirely.
Include files	
Number	Question 41
ID	LPIO305
Full Name	Ms Jane Mitchell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Building on green belt
Include files	
Number	Question 41
ID	LPIO356
Full Name	Mr David Stanier
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1c appears the most equitable. Also it has the least impact on Piccotts End. It certainly will not engulf this delightful village as the other options will.
Include files	
Number	Question 41
ID	LPIO398
Full Name	Ms Penny Gore
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO473
Full Name	Ms Julia 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>Building 400+ homes in Bovingdon would significantly change the whole nature of the village, increasing the population by at least 20%.</p> <p>The current infrastructure is already under great strain with traffic problems in the High St and insufficient facilities, as highlighted in the Bovingdon Spatial Strategy document by Dacorum.</p>
Include files	
Number	Question 41
ID	LPIO598
Full Name	Mrs Elaine Tuck
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>This option would involve significant expansion of Kings Langley, which does not have the necessary infrastructure for such a large number of homes. For example, it could involve 'the relocation of some primary schools within the large villages, if sufficient expansion cannot be accommodated within existing schools'. It would also negatively impact on the character of Kings Langley - turning it from a large village into a town. The feel of Kings Langley was a key reason we moved here and while I appreciate that houses do need to be built and we need to take a fair amount this option would in my view be so large as to irrevocably change the nature of the village.</p>
Include files	
Number	Question 41
ID	LPIO693

Full Name	Mr David Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No I do not support Option 1C - My preference is for the 1A proposal in preference to all other options as it seems the the most balanced option with the fairest distribution of new homes. 1C seems disproportionate for Tring and villages
Include files	
Number	Question 41
ID	LPIO732
Full Name	Mr Dave Barnes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Kings Langley should remain as a village and not be made into a town merging the village with Hemel Hempstead. In addition, the Green Belt land around the village should not be touched. The proposal to build homes on 4 sites around the village is not logical not least because traffic through the village is already a nightmare together with parking despite 3 free car parks. It makes no sense to more than double the size of the village.
Include files	
Number	Question 41
ID	LPIO783
Full Name	Mr John Shaw
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	My preference is for Option 1A
Include files	
Number	Question 41

ID	LPIO829
Full Name	Mrs Karen Bevan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Far too much development on Green Belt land and it would spoil the character of Berkhamsted, Tring, Potten End, Bovingdon and Kings Langley
Include files	
Number	Question 41
ID	LPIO895
Full Name	Mr Ian Jones
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO914
Full Name	Mrs Lindsey O'Brien
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	As stated in previous answers I do not want any developments in Kings Langley or on Shendish Manor either. My main reasons being: <ul style="list-style-type: none"> - Pollution - Impact on traffic and congestion on the village and residents - It will destroy the ethos and character of the village - Impact on Watford General Hospital (to facilitate all extra residents of the development. Watford General's current CQC result is requires improvement, this can only get worse with all the extra patients it will incur as a result of these developments) - Wildlife and countryside will be destroyed

	<ul style="list-style-type: none"> - Drainage issues that will happen as a result of fields and woodland being destroyed - water will no longer be absorbed and will have to go somewhere - I want my children to be able to have the same childhood I had, growing up around fields and woodlands with animals around them, not cars, pollution and traffic and congestion. - Impact on the roads with all the extra vehicles
Include files	
Number	Question 41
ID	LPIO949
Full Name	Ms Stephanie Knowles
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Kings Langley must remain as a village in order to maintain its distinctive character and ethos. It is a delightful community in which to live and bring up a family.
Include files	
Number	Question 41
ID	LPIO1054
Full Name	mr Tish Seabourne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)
Include files	
Number	Question 41
ID	LPIO1090
Full Name	Mrs Pauline McLeman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The other options involve a level of density that is not achievable without destroying the environment.
Include files	
Number	Question 41
ID	LPIO1091
Full Name	Mrs Pauline McLeman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Areas HH1a, HH1b and HHh2 will completely engulf a designated conservation area and will lead to even more traffic in what is an already congested area. e.g. Leighton Buzzard Road.</p> <p>The level of building envisaged in those options is almost certain to lead to future flooding problems in a area in which this has only recently been addressed.</p>
Include files	
Number	Question 41
ID	LPIO1123
Full Name	Ms Tish Seabourne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Such development is not sustainable for Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4. Berkhamsted already has a population in excess of 20,000 with some 8,500 dwellings. There is already an obligation on Berkhamsted to build 600 new homes, this further increase would amount to a 14% growth rate.
Include files	
Number	Question 41
ID	LPIO1157
Full Name	Mrs Morris
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO1163
Full Name	Mrs Saunders
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	My preferred option is for 1A as it seems the the most balanced option with the fairest distribution of new homes. 1C seems disproportionate for Tring and villages
Include files	
Number	Question 41
ID	LPIO1230
Full Name	Mr Bernard Richardson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO1288
Full Name	Sarah Harper
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	<p>This option would have a dire impact on Kings Langley and should be avoided at all costs.</p> <p>I don't understand why the council is limiting to just these options - the result is going to lead to a conclusion that more people preferred option X, which is not the case. They are all dreadful.</p> <p>They all impact areas differently and they all have a dreadful impact on the Green Belt</p>
Include files	
Number	Question 41
ID	LPIO1314
Full Name	Mrs Alison Cadge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Villages such as Kings Langley are not sustainable locations for developments of this size, and this option would result in an unacceptable loss of Green Belt
Include files	
Number	Question 41
ID	LPIO1340
Full Name	Mrs Karen Barnes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We do not have the infrastructure (including doctors, hospitals, schools) to cope with any large scale expansion. The road network around Apsley and Kings Langley cannot cope with the existing traffic, which has been worsened by numerous housing developments in the local area over the last 20 years without the supporting infrastructure. This is unsustainable. Apart from local residents, the roads often have to support commuters from further afield trying to reach the M25 and London. Brownfield sites should be developed and it is not appropriate to release sites in Kings Langley from the Green Belt.</p>
Include files	
Number	Question 41
ID	LPIO1343
Full Name	Mrs Catherine Marks

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Definitely not. Hemel can take the extra development it has all the infrastructure already in place. Market towns and villages do not need to be developed on.
Include files	
Number	Question 41
ID	LPIO1364
Full Name	Mr Andrew Calderwood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Berkhamsted cannot absorb the proposed scale of development. A commonly accepted definition of overpopulation is a population that cannot be supported by the available resources and that will be the result in Berkhamsted. Also, Berkhamsted has already taken more than its share of new housing in Dacorum. The wish of developers to build in Berkhamsted is not a reason for the Local Plan to concentrate development in the town
Include files	
Number	Question 41
ID	LPIO1418
Full Name	Mr Matt Clarke
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Kings Langley cannot support this level of development. Doctors, schools, roads, railways are already at breaking point and we cannot allow green belt development
Include files	
Number	Question 41
ID	LPIO1464
Full Name	Mr Brian Rook

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Hemel Hempstead is the only location which has adequate infrastructure already in place to support the new housing numbers. There is no evidence or track-record that Dacorum, Herts CC, nor Government have plans or capability to provide new infrastructure for outlying towns and villages. However I do not support the development of new housing on Green Belt land within Hemel.
Include files	
Number	Question 41
ID	LPIO1516
Full Name	Mr Chris Marks
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO1588
Full Name	Linda Hattersley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO1644
Full Name	Mrs Susan Johnson
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent vast over-development of Berkhamsted and Tring and the villages.
Include files	
Number	Question 41
ID	LPIO1671
Full Name	Jenny Thorburn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO1720
Full Name	Ms G Puddiphatt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No building should take place on Green Belt Land. The distribution of housing contradicts all the policies and studies you have previously referenced as 'evidence'
Include files	
Number	Question 41
ID	LPIO1769
Full Name	Mr Craig Wiggill
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41

ID	LPIO1824
Full Name	Mrs Pamela Kingsland
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO1842
Full Name	Mr David Mills
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO1863
Full Name	Mr Adam Tuck
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 construction of this many houses in Kings Langley would severely diminish the village's local character, an outcome which the borough vision expressly aims to avoid and which has already been rejected as an option (see 10.3.3, 'Significant expansion of a large village(s)). The village would be almost doubled in size, and nigh-on blended with Apsley and Hemel Hempstead, diluting the sense of a focused local community. Markyate and especially Bovingdon would likewise have much of their rural character ruined by such expansion -- not to mention the stress placed on all three settlements' village-scale provision of schools, nurseries, GP surgeries, roads, parking, shops and other amenities.</p> <p>The A4251 through Kings Langley, Apsley and Hemel Hempstead is already subject to congestion, particularly around Two Waters and the run-up to junction 20 of the M25. Large housing developments in Shendish Manor</p>

	<p>and Wayside Farm would exacerbate this congestion and make the road unusable, especially at peak times.</p> <p>The plan rightly aims to encourage more people to use public transport. However, trains to and from London (where a considerable share of Kings Langley's population works) are by and large only every half hour at best, and are already very busy at peak times. A large increase in population around Kings Langley would place extra strain on the train service and make it harder to commute from the town. Housing developments in towns which are further out would seem more likely to attract those who wish to work within the borough.</p> <p>The primary school in Kings Langley is already oversubscribed, and an influx of family homes to the area will make it harder for people on the edge of the village to find a place for their child in their home village. Although the creation of a new primary school has been mentioned for the potential Shendish development, there is no such equivalent for the potential Wayside Farm development at the other end of the village.</p>
Include files	
Number	Question 41
ID	LPIO1905
Full Name	Mr Richard Case
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	See previous responses, especially to question 39
Include files	
Number	Question 41
ID	LPIO1951
Full Name	Mrs Lesley Drake
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I have lived in Berkhamsted for 40 plus years and have personal experience of the issues arising from the level of development over those years; development which has accelerated recently. In particular the wait for a doctor appointment, overcrowding on peak time trains, inability to park in the town, time required to travel through town due to weight of traffic, traffic congestion in side roads etc. etc.

	<p>The Berkhamsted infrastructure is struggling and I believe that development in Berkhamsted should be limited to the current commitment and no more.</p> <p>Option 1B focusses on expanding Hemel Hempstead which as a New Town has been designed with infrastructure which is capable of supporting further growth. The job opportunities, transport links, distribution of facilities such as local shops, schools and doctor surgeries is much more able to support growth. A larger population might even promote regeneration of the Marlowes shopping area and justify better utilisation of Hemel Hempstead hospital which would benefit the whole Borough.</p>
Include files	
Number	Question 41
ID	LPIO1966
Full Name	Mr Robert Emberson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Absolutely not! Vastly too much development on Green Belt farmland around the smaller settlements (Pleas also see comments on questios 4, 33, 45 & 46 for detailed reasons).
Include files	
Number	Question 41
ID	LPIO1970
Full Name	Mr Robert Emberson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Absolutely not! Vastly too much development on Green Belt farmland around the smaller settlements (Pleas also see comments on questios 4, 33, 45 & 46 for detailed reasons).
Include files	
Number	Question 41
ID	LPIO1982
Full Name	Mr Barry Morris
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO1987
Full Name	Mrs Katie Garner
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO2086
Full Name	Mr Christopher Giddings
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO2123
Full Name	Mrs Caroline Jarrett
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No - option 1C heavily develops Green Belt land.
Include files	
Number	Question 41

ID	LPIO2180
Full Name	Mr Les Mosco
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent massive over development of Tring and Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4. No consideration has been given to recent build against targets and local impact given different topographies and inadequate supporting infrastructure.
Include files	
Number	Question 41
ID	LPIO2181
Full Name	Mrs Karen Mellor
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Because the green belt should be protected for the health and well being of the existing residents. Because villages like Bovingdon and Kings Langley and Kings Langley's Shendish Area and smaller towns like Berkhamsted and Tring cannot absorb this scale of development without it being detrimental to their existing historical character, residents quality of life, health and environment and because it is contrary to the stated objectives and core values of Dacorum's existing Core Strategy and Vision. Neither the Borough nor County councils have provided adequate cycle lane, public transport or energy efficiency infrastructures to support Core Strategy objectives for past recent developments in the borough and I expect any promises to be total green wash in the future. Take the new development in Apsley as a case in point. Apsley now totally over developed.
Include files	
Number	Question 41
ID	LPIO2189
Full Name	Mr Simon Ware
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Goes against NPPF and the Nov 2017 House of Commons Briefing Paper Green Belt by inappropriate development on Green Belt
Include files	
Number	Question 41
ID	LPIO2230
Full Name	Mrs Melanie Flowers
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	There is excessive green belt development in all locations but particularly in Kings Langley where infrastructure cannot sustain this level of development.
Include files	

Number	Question 41
ID	LPIO2266
Full Name	Mrs Kim Wilson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO2353
Full Name	Mr George Bull
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	It is already clear that Tring is being asked to take a disproportionately large share of the new development. Option 1C is a dreadful outcome for Tring.
Include files	
Number	Question 41
ID	LPIO2388
Full Name	Mr Tom Bloch
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO2400
Full Name	Mrs Corran Griffin
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Shares the load/burden and prevents Hemel sprawling further into the Green Belt.
Include files	
Number	Question 41
ID	LPIO2434
Full Name	Mrs Susan Leonida
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I oppose any building on green belt land, it should be brownfield first at all times. Kings Langley is a beautiful, historical village with wonderful open spaces, countryside and wildlife and DBC should work towards the preservation of such places, and be proud to do so. The character and strong community feel will be lost with expansion, our boundaries would blur with Hemel Hempstead and Watford. We absolutely do not have the infrastructure to support extra housing, the A4251 already supports traffic from Apsley, Chipperfield and Bovington trying to get to the M25 without hundreds of new homes, probably all having 2 cars, adding to the traffic. It already takes 20 minutes from my home to the M25 at peak times, this will be even worse with further building. Trying to get to Hemel Hempstead is just as bad. I cannot get to work by public transport, it would take me over 2.5hrs each way, part of which would be spent on an overcrowded train service which is already at capacity. And just imagine trying to get to Watford General Hospital in a hurry. The Preservation of Wayside Farm should be paramount, one of only 2 dairy farms in the county, it should be recognised as the valuable asset it is. The heart and soul of the village, wonderful farm shop, educational opportunities for children and a very much loved farm. Please save our farm. Likewise, Rectory Farm provides the break between the village and Hemel Hempstead. Our GP surgeries are already over-worked; schools over-subscribed. Please do not kill our village.
Include files	
Number	Question 41
ID	LPIO2463
Full Name	Dr Nick Hodsdon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would lead to coalescence of Hemel with Kings Langley, and place too much burden on the local infrastructure.
Include files	
Number	Question 41
ID	LPIO2493
Full Name	Dr Nick Hodsdon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This plan involves development of the green belt
Include files	
Number	Question 41
ID	LPIO2506
Full Name	Mr Timothy Copeman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO2566
Full Name	Mr Kevin Kelly
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	See Q39.
Include files	
Number	Question 41
ID	LPIO2620
Full Name	Mr Paul Crosland

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I question why Option 1C has no housing allocation for Hemel Hempstead - is this an error ?
Include files	
Number	Question 41
ID	LPIO2633
Full Name	Mr John Morrish
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option sacrifices the green belt and is not acceptable when Hemel Hempstead could cope.
Include files	
Number	Question 41
ID	LPIO2682
Full Name	Mrs Sue Lower
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Of all the options this provides a balanced view of the way new housing should be distributed and also better supports other areas of the policy such as strategic economic policy. It also ensures that there is no overloading of any one area which will lead to significant issues with local infrastructure
Include files	
Number	Question 41
ID	LPIO2764
Full Name	Mr Michael Guy
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Berkhamsted has developed land in excess of its Core Strategy target by some 34%. Other towns are lagging behind. We have done our bit. There are far more suitable alternatives to meet Dacorum's development targets. The council should stick to the targets and enforce fairness. Again, we have done our bit. The infrastructure cannot possibly support this proposal.
Include files	
Number	Question 41
ID	LPIO2777
Full Name	mr Mario yiannopoulos
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	With no supporting infrastructure developments in the last 20 years and no prerequisite eligibility criteria for a contribution towards these from local landowners the villages are not able to absorb the expansion plans in accordance with the vision or stated principles
Include files	
Number	Question 41
ID	LPIO2819
Full Name	mr Mario yiannopoulos
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO2820
Full Name	mr Mario yiannopoulos
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO2836
Full Name	mrs Gillian Hooper
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO2897
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	No
Your response - Please add your response here	<ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up</p>

	<p>in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO2919
Full Name	mr hugh siegle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Absolutely no way. Suggesting that 2075 homes could be built on Green Belt in Berkhamsted and Tring indicates either a lack of appreciation of these locations and their character and knowledge of Government policy on Green Belt development....hopefully unlikely.....or a response to the siren calls of developers and would be wealthy landowners
Include files	
Number	Question 41
ID	LPIO2987
Full Name	Mr Ivor Eisenstadt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This is the worst of all options with the homes being built in completely the wrong places. Building no new homes in Hemel when it has the hugely successful Maylands Estate creating new jobs and hence the need for local affordable homes would be non sensical.
Include files	
Number	Question 41
ID	LPIO2988
Full Name	Mr Ivor Eisenstadt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This is the worst of all options with the homes being built in completely the wrong places. Building no new homes in Hemel when it has the hugely successful Maylands Estate creating new jobs and hence the need for local affordable homes would be non sensical.
Include files	
Number	Question 41
ID	LPIO3029
Full Name	Mr Norman Allan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO3040
Full Name	Ms Evelina Furmanek
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Greenbelt cannot be built on except in exceptional circumstances, the governments draft figure is fine hence there are no exceptional circumstances.

	<p>This plan to cover greenbelt in houses risks ruining the character of Kings Langley and will cause coalescence with neighbouring settlements.</p> <p>Rectory farm is an area of beauty, how can you consider building houses on greenbelt regions like this? Madness.</p>
Include files	
Number	Question 41
ID	LPIO3061
Full Name	Mrs Rosie Eisenstadt
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO3124
Full Name	mr hugh siegle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO3245
Full Name	Mr George Wheway
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO3266
Full Name	Mr Peter Hadden

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO3289
Full Name	
Company / Organisation	Premier Property Acquisition
Position	
Agent Name	Mr Jonathan Buckwell
Company / Organisation	DHA Planning
Position	Director
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	For the reasons set out in our answer to Q33, we believe that any variant on Growth Option 1 should be rejected. If the Council decides to proceed with Option 1 in any event, then Option 1C would be favoured in that it would allow some development at Berkhamsted. However, for the reasons set out elsewhere, especially in the answers to Q16 and Q33, we consider that opportunities exist for a greater quantum of sustainable development in Berkhamsted.
Include files	
Number	Question 41
ID	LPIO3326
Full Name	Mr Michael Partridge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This major expansion of Bovingdon is necessary and unsustainable - apart from anything else the local infrastructure, which is already at capacity, would be completely unable to cope.
Include files	
Number	Question 41
ID	LPIO3330

Full Name	Mrs Brigitte Sawyer
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO3395
Full Name	Mrs Susan Castle-Henry
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO3415
Full Name	Mr Phil Sawyer
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO3455
Full Name	Mrs Ann Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	

Include files	
Number	Question 41
ID	LPIO3459
Full Name	Mrs Linda Partridge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This major expansion of Bovingdon is necessary and unsustainable - apart from anything else the local infrastructure, which is already at capacity, would be completely unable to cope.
Include files	
Number	Question 41
ID	LPIO3509
Full Name	Mrs Diana Calderwood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Berkhamsted cannot accommodate the number of new houses proposed and increased development whereas Hemel has the infrastructure and employment to do so. Berkhamsted has already achieved more than required in its housing targets and unfortunately is targeted by developers for profit. Green belt land should be protected from those wishing to use it for development.
Include files	
Number	Question 41
ID	LPIO3531
Full Name	Mr David Mills
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41

ID	LPIO3532
Full Name	Mr Ashley Martin
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent a massive over-development of Berkhamsted which does not have the infrastructure to support such growth.
Include files	
Number	Question 41
ID	LPIO3630
Full Name	Mrs Linda Warren
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Too much development in rural areas.
Include files	
Number	Question 41
ID	LPIO3664
Full Name	Mr Gruff Edwards
Company / Organisation	Dacorum Environmental Forum Waste Group
Position	Chair
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No, the table should be re-worked within the constraints of the lower overall figure given in our reply to No. See reply to Question 16.
Include files	
Number	Question 41
ID	LPIO3680
Full Name	Mr Steven Wallis
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Further development of kings Langley will erode the village character and risk making it a town, just another extension of Hemel Hempstead. The proposals do not consider the increase in traffic on roads that cannot be developed.
Include files	
Number	Question 41
ID	LPIO3741
Full Name	Mr Andrew Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO3756
Full Name	Mrs Valerie Gale
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Too much alteration of the village character and not enough infrastructure in place to cope with the increase in size of the villages
Include files	
Number	Question 41
ID	LPIO3771
Full Name	Mr Richard Sidwell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	

Include files	
Number	Question 41
ID	LPIO3803
Full Name	Mr James King
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Villages will be swallowed, character will be lost. Borders will merge, Hemel Hempstead will coalesce with the villages around it, and they will become areas of a town and part of urban sprawl not individual areas which offers points of difference, charm and provide different services and goods to the area. Green belt areas should not be developed but protected.
Include files	
Number	Question 41
ID	LPIO3857
Full Name	Mr Robin Knowles
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Still a lot of development affecting the nearby villages
Include files	
Number	Question 41
ID	LPIO3865
Full Name	Mr Anthony Warren
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Disagree with this proposal as there are a number of villages with no allocation
Include files	
Number	Question 41
ID	LPIO3867

Full Name	Mr Anthony Warren
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Markyate doesn't have the infrastructure to support this level of development.
Include files	
Number	Question 41
ID	LPIO3872
Full Name	Mr Anthony Warren
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Markyate doesn't have the level of infrastructure to support the development
Include files	
Number	Question 41
ID	LPIO3892
Full Name	Miss D Bryant
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO3924
Full Name	Mrs Jennifer Thirlwell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	Not acceptable as this option proposes use of Green Belt land. This would open the door to use of Green Belt and it would be difficult to refuse planning permissions on grounds of th land being in the Green Belt
Include files	
Number	Question 41
ID	LPIO3932
Full Name	Mr B. Bradnock
Company / Organisation	
Position	
Agent Name	Miss Lydia Prince
Company / Organisation	DLP Planning Limited
Position	Planner
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Please see paragraph 2.39 and 2.40 in attached report.
Include files	Local Plan Issues and Options (13)
Number	Question 41
ID	LPIO3942
Full Name	Mr Tim Varley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	It appears to be suggested on this and other options that Tring is being asked to accept a disproportionately higher number of new homes than other communities. I have no issue with Tring taking it's "fair" share
Include files	
Number	Question 41
ID	LPIO4011
Full Name	Mrs Sarah Gray
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41

ID	LPIO4018
Full Name	Mrs Jennifer Thirlwell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Not acceptable for Bovingdon as this option proposes use of Green Belt land. If this option were to be taken it would open the door for a considerable use of green belt land as planning permissions sought for use of Green Belt could not be refused on the grounds that the land is Green Belt.
Include files	
Number	Question 41
ID	LPIO4037
Full Name	Mr R. Latham
Company / Organisation	
Position	
Agent Name	Miss Lydia Prince
Company / Organisation	DLP Planning Limited
Position	Planner
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Please see paragraph 2,39 and 2.40 in attached report.
Include files	Local Plan Issues and Options (29)

Number	Question 41
ID	LPIO4092
Full Name	Mrs Jennifer Thirlwell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I oppose any use of Green Belt land in and around Bovingdon as this would open the flood gates for further developments on the Green Belt land
Include files	
Number	Question 41
ID	LPIO4096
Full Name	Mr M. Chester
Company / Organisation	
Position	
Agent Name	Miss Lydia Prince
Company / Organisation	DLP Planning Limited
Position	Planner
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Please see paragraph 2,39 and 2.40 in attached report.
Include files	Local Plan Issues and Options (45)
Number	Question 41
ID	LPIO4102
Full Name	Mr Oliver Fairfull
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	To develop Tring and Berkhamsted to the numbers suggested would be a dereliction of duty by the council. There is no way the towns can support the levels of building suggested with no impact to existing residents.
Include files	
Number	Question 41
ID	LPIO4171
Full Name	Mr D. Smith
Company / Organisation	

Position	
Agent Name	Miss Lydia Prince
Company / Organisation	DLP Planning Limited
Position	Planner
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Please see paragraph 2.39 and 2.40 in attached report.
Include files	Local Plan Issues and Options (61)
Number	Question 41
ID	LPIO4183
Full Name	Mr Peter Howard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	See previous comments Q 33-39
Include files	
Number	Question 41
ID	LPIO4209
Full Name	Mr Douglas Gurney
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No, Hemel should be developed first above anywhere else and this means no development in Hemel and development everywhere else which doesn't make sense.
Include files	
Number	Question 41
ID	LPIO4271
Full Name	Ms Alison Sams
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO4349
Full Name	Mr Anthony White
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	It makes most sense to spread the benefits and negatives of development though out the borough in a fair and equitable fashion.
Include files	
Number	Question 41
ID	LPIO4408
Full Name	Mrs Victoria Bate
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO4432
Full Name	Mr Adrian Bate
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO4435
Full Name	Mr Adrian Bate
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO4439
Full Name	Mr Bruce Morris
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations.
Include files	
Number	Question 41
ID	LPIO4494
Full Name	Mr Philip Homer
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	far too much building on the green belt
Include files	
Number	Question 41
ID	LPIO4545
Full Name	Mr Robert Bailey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	See above.
Include files	
Number	Question 41

ID	LPIO4612
Full Name	Mrs Margaret Stanier
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the option which would minimise the damage done to the environment of this attractive and pleasant area by building on green field land and in particular on land in the Green Belt.
Include files	
Number	Question 41
ID	LPIO4615
Full Name	Mr Patricia Wheway
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	The villages lack the infra structure to support significant housing development.
Include files	
Number	Question 41
ID	LPIO4630
Full Name	Mr John Lunn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Far too much development on Green Belt land surrounding the smaller towns Tring & Berkhamsted. Any development of Green Belt land is totally unacceptable when there are many Brownfield areas in this borough
Include files	
Number	Question 41
ID	LPIO4677
Full Name	Miss Anna Nickalls
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This shows excessive development of greenfield sites, directly conflicting with most of the principles already outlined in this document (to locate development at well-connected sustainable locations; to respect the character of the existing settlement pattern and restrict urban sprawl; to protect the character and value of important landscapes, heritage and biodiversity; to ensure that new development can be served by necessary infrastructure; etc.)
Include files	
Number	Question 41
ID	LPIO4681
Full Name	Mrs Caroline Nickalls
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 construction of this many houses in Kings Langley would impact the village's local character and contribute to its coalescence with Apsley and Hemel Hempstead, removing its sense of identity.</p> <p>The A4251 through Kings Langley, Apsley and Hemel Hempstead is already subject to congestion, particularly around Two Waters and the run-up to junction 20 of the M25. Large housing developments in Shendish Manor and Wayside Farm would exacerbate this congestion and make the road unusable, especially at peak times.</p> <p>The plan aims to encourage more people to use public transport. However, trains to and from London (where a considerable share of Kings Langley's population works) are only every half hour and are already very busy at peak times. Housing developments in towns which are further out would seem more likely to attract those who wish to work within the borough.</p>
Include files	
Number	Question 41
ID	LPIO4758
Full Name	Mr Paul Molyneux
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This places too much of the burden on the towns and villages, which would trigger wider issues, and infrastructure requirements.
Include files	
Number	Question 41
ID	LPIO4778
Full Name	Mr Keith Bradbury
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Would involve massive overdevelopment of Berkhamsted.
Include files	
Number	Question 41
ID	LPIO4804
Full Name	Mrs Joanna Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO4826
Full Name	Dr Jane Leithead
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Disastrous for the village of Kings Langley and areas around, due to irreversible loss of the village status in an unsustainable manner.
Include files	
Number	Question 41

ID	LPIO4839
Full Name	Mrs Sara Cooke
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	You have not considered an Option whereby Green Belt Development is spread across Hemel Hempstead, Berkhamsted and Tring AND the larger villages. It seems to be either Hemel OR the larger villages. Surely if we include all Hemel AND the villages then each town/village takes less of a hit. This would be my preferred option if hemel were included in the greenfield sites.
Include files	
Number	Question 41
ID	LPIO4862
Full Name	Mr Abel Leathem
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	It is unfair to load all of the increase across the borough without Hemel Hempstead taking a fair share
Include files	
Number	Question 41
ID	LPIO4888
Full Name	Mrs Beverley Griffiths
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	There would be massive over-development of Berkhamsted, Tring and the villages, which would change their historic and individual character too much.
Include files	
Number	Question 41
ID	LPIO4919

Full Name	Mr Iain King
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Expanding the villages is unsustainable, they were never meant to be the size they already are, let alone making them bigger. Kings Langley, in particular, with its proximity to the M25, suffers huge amounts of traffic at peak times (a minimum of 10 minutes to cover the mile from the High St to J20 every morning), and could not absorb the extra traffic from the commuters that will inevitably buy the properties.
Include files	
Number	Question 41
ID	LPIO4938
Full Name	Mr Simon Scott
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	2925 Green belt housing in Dacorum. Green belt should not be built on
Include files	
Number	Question 41
ID	LPIO4951
Full Name	Mrs Shirley White
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Too much development of Green Belt land next to small villages and old market towns. This will destroy the character of the existing towns and villages. Also most of the job opportunities and businesses are in Hemel. Will are these people then need to commute to Hemel.
Include files	
Number	Question 41
ID	LPIO4963

Full Name	Ms Lynn Riley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The provision of housing should be spread over the borough to widen the scope for use of brownfield sites, or sites which would least harm the environment.
Include files	
Number	Question 41
ID	LPIO5035
Full Name	Mr Chris Lumb
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) This would represent massive over-development of Berkhamsted, and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p>(ii) No consideration has been given to critical planning considerations, such as the recent and on-going build in each area against previously-set targets and to the local impact of postulated numbers, given differences in topography and the practicality or otherwise of upgrading the supporting infrastructure for the area concerned.</p> <p>(iii) The current Core Strategy covers the 25 year period 2006 to 2031, but it ignores the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme", which reveals that in the first 5 years of the plan (2006-11) Berkhamsted delivered 10 years' worth of new housing stock, and by 2016 the rate of development in Berkhamsted had exceeded Core Strategy targets by a massive 34%. All of this, however, was carried out without any improvements whatsoever to Berkhamsted's infrastructure. If one compares this to the rest of the Borough, Tring has also done its bit (5% above target rate), whilst small villages and countryside locations have also hit targets. However, this is all in stark contrast to Hemel Hempstead, which is where the Inspector agreed should be the correct place to focus development. Development in Hemel has been at a fairly constant rate over the first 10 years of the Core Strategy, but unfortunately at a rate some 21% BELOW the target figure. So, effectively all of the shortfall that DBC now believes should be picked up in the new plan results</p>

	<p>from a failure to achieve the desired developments in Hemel Hempstead itself.</p> <p>(iv) Berkhamsted must not be placed in the position of being unfairly disadvantaged simply because the town has already developed at a faster rate than required by the plan. Just like a pint pot, once it is full, it is FULL, and adding extra just makes for one almighty mess.</p> <p>(v) As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <p>(vi) Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning, June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor of the Exchequer in his recent budget speech. The sole reason for the rate of build in Berkhamsted being so high is a simple case of demand from the developers, who generate the highest profit margins by building in Berkhamsted. This demand, which is likely to continue, is no reason to focus even more development on Berkhamsted - and under Government policy the postulated changes to Green Belt boundaries should not under any circumstances be permitted.</p>
Include files	
Number	Question 41
ID	LPIO5040
Full Name	Mrs Nicola Botha
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO5061
Full Name	Mr David Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Berkhamsted cannot cope with any more expansion and the loss of Green belt is unacceptable. If we have to

	have more development then this should be in Hemel (Option 1B).
Include files	
Number	Question 41
ID	LPIO5070
Full Name	Mrs Rose Arrowsmith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	If new houses are deemed necessary, option c should be used, as this is a more equitable way of allocation with the least damage to individual areas, particularly smaller villages and hamlets
Include files	
Number	Question 41
ID	LPIO5092
Full Name	Mrs Lucy McRae
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	1A is my preferred option
Include files	
Number	Question 41
ID	LPIO5107
Full Name	Mr Tom O'Brien
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Using green belt land for additional housing in Kings Langley should not be considered. Road, railway, school and healthcare infrastructure would not be able to cope with the additional strain. The surrounding countryside is what gives the village it's character and by destroying this to build housing for the sole purpose of meeting government targets you ruin the community feel of the village.

Include files	
Number	Question 41
ID	LPIO5111
Full Name	Dr Oliver Pengelley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	As indicated in my answer to question 40 above, Berkampsted and Tring cannot support this level of greenbelt development.
Include files	
Number	Question 41
ID	LPIO5116
Full Name	Mr Tom O'Brien
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Kings Langley cannot cope with the extra strain this expansion will put on it's infrastructure. Using green belt land should not be considered as it is this that gives Kings Langley its character.
Include files	
Number	Question 41
ID	LPIO5128
Full Name	Miss michelle hilditch
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	this is not my preferred option
Include files	
Number	Question 41
ID	LPIO5134
Full Name	Miss michelle hilditch
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	option 1 c is not my preferred option
Include files	
Number	Question 41
ID	LPIO5135
Full Name	Miss michelle hilditch
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	this is not my preferred option
Include files	
Number	Question 41
ID	LPIO5172
Full Name	Jameson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	As above, house building in Berkhamsted is already 34% above target and so this valley town should not be subjected to excessive development. Berkhamsted does not have the infrastructure to support these new plans and they will destroy the character of the town and the sense of community. The focus of the core house building for Dacorum should be Hemel Hempstead.
Include files	
Number	Question 41
ID	LPIO5185
Full Name	Mr John Wood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Local infrastructure in terms of transport, schools, access to medical services like GPs could not cope with such proposed development of Kings Langley, Berkhamsted and Tring.
Include files	
Number	Question 41
ID	LPIO5288
Full Name	Mr Gary Ansell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This options leaves out Hemel Hempstead and puts too much pressure on the remaining areas.
Include files	
Number	Question 41
ID	LPIO5352
Full Name	Ilyn horne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Absolutely NOT. this leads to coalescence and the loss of the unique character of each market town and village.
Include files	
Number	Question 41
ID	LPIO5368
Full Name	Mr Michael Arrowsmith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Spreading the development across the borough is the fairest solution, and protecting green belt and open farm land by using brown field sites, including Bovingdon airfield and having the lowest possible number of new

	houses ie the 467 outlined in the Urban Capacity Assessment.
Include files	
Number	Question 41
ID	LPIO5423
Full Name	Mr Reuben Bellamy
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option would not provide for the housing needs of the District as evidenced by the Government's standard methodology for calculating housing need. It does not accommodate any needs arising from outside the District.
Include files	
Number	Question 41
ID	LPIO5427
Full Name	Mr Padraig Dowd
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO5506
Full Name	Mr John Ingleby
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Spreading development evenly across the Borough has already distorted the value of local sites, by encouraging developers to pay much more for Green Belt sites such as Rectory Farm, which would otherwise be available to meet local needs for Green Infrastructure
Include files	

Number	Question 41
ID	LPIO5526
Full Name	Mr Robert May
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	All existing farmland should be preserved. The future following Brexit and with climate change is uncertain. All current farmland whether used for dairy, crops or biofuel must be retained for future need of these crops. Once its gone its gone
Include files	
Number	Question 41
ID	LPIO5650
Full Name	Dr Lucy Murfett
Company / Organisation	Chilterns Conservation Board
Position	Planning Officer
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Chilterns Conservation Board objects to this option because it potentially involves major development in the Chilterns AONB at Tring (site Tr-h4) and Berkhamsted (site Be-h8) which the NPPF para 116 states should be refused except in exceptional circumstances and where it can be demonstrated it is in the public interest. Meeting housing figures is not an exceptional circumstance, there are alternatives in the housing market area not in the AONB. Development of these greenfield sites in the AONB would not conserve and enhance the natural beauty of the AONB or meet the vision .</p> <p>This option also involves developing multiple sites in the Setting of the AONB at Tring, Berkhamsted and Markyate with considerable cumulative encroachment up to AONB boundaries on multiple sides of these settlements. This is likely to harm the setting of the Chilterns AONB. Other options avoid this and perform better.</p> <p>The statutory Chilterns AONB Management Plan 2014-2018 explains how developments outside the AONB but in its setting can affect the AONB and includes the following policies:</p>

Vision: The setting of the Chilterns is valued and protected by ensuring development adjacent to the AONB also respects its national importance.

Policy L4: The distinctive character of buildings, rural settlements and their landscape setting should be conserved and enhanced.

Policy L5: Developments which detract from the Chilterns' special character should be resisted.

Policy L7: The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns.

Policy L8: Landscape close to existing and new areas of development should be maintained and enhanced to conserve, enhance and extend: natural capital; green infrastructure; character and amenity; biodiversity; and opportunities for recreation.

Policy D8: The retention or creation, and long term maintenance, of green infrastructure should be sought when development is proposed in, or adjacent to the AONB.

Policy D9: Full account should be taken of the likely impacts of developments on the setting of the AONB.

There is further advice in the Chilterns Conservation Board's Position Statement on Development Affecting the Setting of the AONB, available at <http://www.chilterns.org/conservation/development/positionstatement>. It identifies that:

Examples of adverse impacts include:

- Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way;
- Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB;
- Breaking the skyline, particularly when this is associated with developments that have a vertical emphasis and/or movement (viaducts, chimneys, plumes or rotors for example);
- The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways;
- Loss of tranquillity through the introduction of lighting, noise, or traffic movement;
- Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB;
- Change of use of land that is of sufficient scale to cause harm to landscape character;
- Loss of biodiversity, particularly in connection with those habitats or species of importance in the AONB;
- Loss of features of historic interest, particularly if these are contiguous with the AONB;
- Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes, and
- Increase in air or water pollution.

	<p>- Adverse impacts might not be visual. The special qualities of the Chilterns AONB include tranquillity. A development which is noisy may well impact adversely on tranquillity even if not visible from the AONB.</p> <p>The Council must give great weight to the Chilterns AONB (NPPF para 115) and is under a legal duty to have regard to the purpose of conserving and enhancing the natural beauty of the Chilterns AONB (Countryside and Rights of Way Act 2000 section 85) The Chilterns AONB is nationally protected as one of the country's finest landscapes, and has the same level of protection (the highest) as National Parks (NPPF para 115). The location of growth should be informed by sustainability appraisal and assessment of the cumulative effects on development on the Chilterns AONB, including effects on natural beauty, ecology, habitat fragmentation, air quality, tranquillity, water abstraction from chalk streams, visitor pressure etc. Please see the recently published guidance from the Chilterns Conservation Board: Position Statement on Cumulative Impacts of Developments on the Chilterns AONB which should be of assistance in identifying effects and assessing them, it is available online at http://www.chilterns.org/conservation/development/positionstatement.html</p>
Include files	
Number	Question 41
ID	LPIO5683
Full Name	Mr Nigel Vanner
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Excessive and unnecessary development of Green Belt. There are better options within the plan
Include files	
Number	Question 41
ID	LPIO5706
Full Name	Mr Alastair Greene
Company / Organisation	Little Gaddesden Parish Council
Position	Clerk
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41

ID	LPIO5741
Full Name	Ms Ann Davies
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Because the infrastructure in Kings Langley cannot accommodate any additional housing, having already absorbed developments at Nash Mills and the Ovaltine development. Further development at Kings Langley would lead to blurring of the villages boundaries, coalescence with Hemel and Watford, loss of the villages historic character, and loss of Green Belt sites.
Include files	
Number	Question 41
ID	LPIO5766
Full Name	Mr Brian Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	

Number	Question 41
ID	LPIO5823
Full Name	Mr Roy Farrant
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO5872
Full Name	MR ALAN jackson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	the villages cannot absorb this level of development ,also the A41 /M25 junction would need to be completely redesigned.
Include files	
Number	Question 41
ID	LPIO5930
Full Name	Mr Michael Lelieveld
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No. Refer to our response to Q39. Also, this option shows zero Green Belt housing development in Hemel Hempstead – which must be a mistake in the tabulation of this option noting it is entitled ‘spread more evenly across Borough’.
Include files	
Number	Question 41
ID	LPIO5932
Full Name	Mr Michael Lelieveld
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No. Refer to our response to Q39. Also, this option shows zero Green Belt housing development in Hemel Hempstead – which must be a mistake in the tabulation of this option noting it is entitled ‘spread more evenly across Borough’.
Include files	
Number	Question 41
ID	LPIO5953
Full Name	Mr Grahame Partridge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
Include files	
Number	Question 41
ID	LPIO5962
Full Name	Mr Neal Marshment
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option goes directly against NPPF and the Nov 2017 House of Commons Briefing Paper Green Belt by inappropriate development on Green Belt land before utilising all other options
Include files	
Number	Question 41
ID	LPIO5966
Full Name	Mr Neal Marshment
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option goes directly against NPPF and the Nov 2017 House of Commons Briefing Paper Green Belt by inappropriate development on Green Belt land before utilising all other options
Include files	
Number	Question 41
ID	LPIO6011
Full Name	Mr Paul Craig
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO6116
Full Name	Mrs Alana Ivey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option is totally un-viable with the current infrastructure in each of the villages suggested. Taking Bovingdon as an example, the proposal would increase the homes in the village by nearly 25%. Yet there is no plan to increase the infrastructure in terms of roads, schools or healthcare. This clearly will not work, as there will be a significant increase on demand for each of these.
Include files	
Number	Question 41
ID	LPIO6133
Full Name	M Gareth Goode
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Absolutely not. We should be protecting the character of our villages and small towns,. Berkhamsted, Tring and Kings Langley are such beautiful places. Any major development should be around our larger towns like Hemel Hempstead and what has already been started in Aylesbury. Kings Langley in particular is very close to Aplsey and Hemel Hempstead, further development on the green belt would join it up with neighboring towns/villages.
Include files	
Number	Question 41
ID	LPIO6141
Full Name	Mrs Rosemary North
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO6157
Full Name	Mrs Rebecca Giddings
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO6158
Full Name	Mrs Helen Ellis
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Inappropriate building on green belt land.

	Bovingdon is at present struggling to support its present population , with the primary school running at near capacity with no room to expand on its present site. The present infrastructure would not support this amount of homes.
Include files	
Number	Question 41
ID	LPIO6196
Full Name	Mrs Helen Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO6229
Full Name	Mr Colin Tate
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Option 1A is my preferred Option.</p> <p>Option 1C as to Kings Langley should include not only the sites at Hill Farm, Rectory Farm and Wayside Farm (KL-h1, KL-h2 and KL-h3) but also the Shendish site (HH-h3) as this is wholly within the parish boundaries of Kings Langley (see the online parish boundaries map at http://www.kingslangley.org.uk/2014/02/20/parish-boundaries/)</p> <p>Option 1C is not consistent with The Kings Langley Place Strategy (page 169 of the Adopted Core Strategy) which recognises the sensitive location and compact nature of Kings Langley.</p> <p>"The housing development planned in the Three Rivers part of the village limit both the opportunities and need for additional housing on the Dacorum side of the village" and "New housing will only take place within the boundaries of the village, which can accommodate around 110 dwellings"</p> <p>" New development will be consistent with the distinctive character of the village and will respect the conservation areas and the key views across the Gade Valley and along the Canal. Open space and designated Open</p>

Land, particularly the river and canal corridor, will be protected and enhanced because of their contribution to the character of the village, for outdoor recreation, and as a biodiversity resource".

The Kings Langley Place Strategy recognises that "The majority of the employment land in the village is in the Three Rivers part of Kings Langley and comprises five estates. They are considered to be of good to average quality and are used for a mixture of warehousing, offices and light industrial units. While Three Rivers District Council plan the release of some of this land for housing, the remainder will provide an important source of local job opportunities and add to the vibrancy of the village".

Employment land within the Three Rivers part of the village is being released for housing, as for example the former Kings Langley Campus of West Herts College on the Link Road overlooking the canal.

The Tables for Options 1, 2 and 3 in section 10 all say, "There is not any urgent need for new employment allocations alongside the proposed level of housing growth, given there is new space already in the pipeline at Maylands Gateway (off Breakspear Way in Hemel Hempstead), and a potential contribution from St Albans (from the 55ha of employment land that forms part of the Gorhambury development at East Hemel Hempstead). Together these sites should be sufficient to meet future employment needs. However, in order to ensure a prosperous economy going forward it would be sensible to consider providing some further employment land east of A41 at Two Waters, Hemel Hempstead and Dunsley Farm, Tring. It would also be prudent to consider setting aside some land for employment uses on land to the south of Kings Langley (known as 'safeguarded land'). Safeguarded land is land that would be set aside for use after the end of the current plan period i.e. post 2036. This land could potentially help meet any jobs growth that can't be met by other Councils in South West Hertfordshire".

There can be no justification for the draft Local Plan to earmark now in 2018 part of Wayside Farm as "safeguarded" employment land beyond 2036 to potentially help meet any jobs growth that can't be met by other Councils in South West Hertfordshire, whilst possibly immediately blighting this land for continued agricultural use and as a dairy farm!!!

And yet the plans attached to all options 1A, 1B, 1C, 2A, 2B, 2C and 3 all include the "safeguarded" employment land at Wayside Farm. This looks very much like an attempt to impose acceptance of the development of this employment land whichever option we choose, although I note that no decisions have yet been made.

Nor can there be any need for "new employment space" (other potential infrastructure provision) on the Shendish site (HH-h3), within the Kings Langley parish boundary.

The Kings Langley Place Strategy records that "The remains of a medieval royal palace and Dominican priory lie on Langley Hill. These sites are nationally important. The archaeological interest associated

with this area will be protected, constraining the extent and design of new development".

There is also the Royal Hunting Lodge historic site on the East side of the A4251 which I note is included within the boundaries of the proposed Wayside Farm site.

These ancient royal historic sites are of major national and local importance. They form an essential part of the fabric and history of the village and its surroundings.

They cannot be lost in perpetuity through any misconceived benefit to be gained from spreading the need for future residential and commercial growth across the Borough. This would be clearly inconsistent with the proclaimed recognition of the existing character of the village and its surroundings. And once 21st Century building site excavations are begun all remaining archaeology is lost for ever.

Option 1C fails to adhere to the Locational Principles set out at para 10.2.4 of the draft Local Plan.

The Rectory Farm site proposals in the Local Plan clearly do not protect the character and value of important landscapes, the key views across the Gade Valley and along the Canal Open Space whilst being at risk of flooding.

Option 1C might regrettably maximise the density of development in the village but in doing so would convert the village into a town, failing to protect its local character or to respect the character of the existing settlement pattern and restrict urban sprawl.

Indeed the sites at Shendish, Hill Farm and Wayside Farm filling in the Green Belt between the village and the A41 / M25 might well lead to further urban sprawl on the West side of the A41.

Option 1C at Kings Langley would result in coalescence, merging the village into Apsley and Hemel Hempstead.

It is extremely doubtful that the proposed growth at Kings Langley under Option 1C could be viably served by necessary infrastructure, roads, rail, electricity, gas, water and sewage services.

Assuming every new home has at least 1 or 2 cars all feeding on to the A4251 through Apsley and Kings Langley it could not cope with the extra traffic, and local roads feeding into the A4251 would also be jammed, Rucklers lane, Love lane, Common Lane, Vicarage Lane, Langley Hill, Rectory Lane and The Nap.

The A4251 is the main road along the valley on the Dacorum side of the valley and is already jammed with the extra traffic caused by the residential developments on the sites of the former paper mills, along Ebborns Road, Featherbed lane and the Manor Estate, not to mention all the traffic generated by the Apsley Mill Retail Park and other local retail parks.

We already have the A41 bypass and there is no scope for widening the A4251 through Apsley and Kings Langley.

Any entrance from the A4251 to any new residential and commercial development at Wayside Farm would be too close to the M25 junction to avoid substantial traffic problems. Traffic already backs up from the M25 into

	<p>Kings Langley High Street at peak times in the morning and evening. Even during the day cars, buses, haulage vehicles and emergency services experience problems proceeding in either direction along the High Street.</p> <p>It is ludicrous to suggest that benefits from the proposed growth in Kings Langley will include the creation of open space when these residential and employment land developments will deprive the residents and tourists and other visitors of access to and enjoyment of the Green Belt.</p>
Include files	
Number	Question 41
ID	LPIO6244
Full Name	Mr Andrew Wright
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Spreads the developments over wider areas without engulfing or over-populating a single area.
Include files	
Number	Question 41
ID	LPIO6285
Full Name	Mr Brian Goddard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO6336
Full Name	Mr Alastair Macdonald
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO6357
Full Name	Mrs Beryl Irvine
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Very bad for the Green belt.
Include files	
Number	Question 41
ID	LPIO6423
Full Name	Mrs Valerie Gale
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	The character of the whole area will merge into one sprawling urbanisation with large amounts of Green Belt land being lost. The impact on these smaller towns and villages will be hugely negative as they are already struggling with congestion of their roads, insufficient NHS services and schools already fully subscribed.
Include files	
Number	Question 41
ID	LPIO6457
Full Name	Mr andrew miller
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This proposal would destroy the village identity of Kings Langley
Include files	
Number	Question 41
ID	LPIO6476

Full Name	Prof Timothy Blinko Blinko
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the fairest approach.
Include files	
Number	Question 41
ID	LP106523
Full Name	Mr Peter Curtis
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Oppose coalescence of Kings Langley as there is no sustainability for such a small village as well as no infrastructure and no road network given the current issues of traffic and non availability of trains that fail to support current requirements</p> <p>Any building in green belt around Kings Langley will affect and impact on the Kings Langley village character and ethos.</p> <p>The identified green belt land:</p> <p>To assist in safeguarding the countryside from encroachment, the development of this site would represent an encroachment into the countryside as well as the quality of the countryside here is relatively high and is important for agriculture. The area is within the Chiltern Area of Outstanding Natural Beauty as well as a special area of conservation within the protect green belt.</p> <p>The working farm is part of heritage and ethos of the village of Kings Langley and is very important for food security as well as it extensive usage by the residents of the village. The farm is one of the county's last surviving working dairy farms and nationally one of seven. The farmer has paid to the County any relevant rents payable in accordance with his lease agreement and is actively serving the population of Hertfordshire in terms of his products and services from the farm.</p>
Include files	
Number	Question 41
ID	LP106534
Full Name	Mrs Tim Blinko
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 more fair to spread development across Dacorum.
Include files	
Number	Question 41
ID	LPIO6564
Full Name	Mr Peter Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Major loss of green belt. Dilution of infrastructure provision. Lack of employment in Berkhamsted and Tring means longer commuting distances.
Include files	
Number	Question 41
ID	LPIO6578
Full Name	Mrs Tim Blinko
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	This is the least damaging option to any single area and shares the additional housing across the region more fairly.
Include files	
Number	Question 41
ID	LPIO6658
Full Name	Mrs Clare Joyce
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	Comments as per 1A
Include files	
Number	Question 41
ID	LPIO6729
Full Name	Mr Patrick Walsh
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO6731
Full Name	Mr Nick Hollinghurst
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO6753
Full Name	Mr Geoff Latham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO6759
Full Name	Mr Patrick Walsh
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO6812
Full Name	Mr Andrew Lambourne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Too much impact on Green Belt.
Include files	
Number	Question 41
ID	LPIO6836
Full Name	Mr David Zerny
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This option would cause great damage to the Green Belt, and would mean "dumping" new housing onto areas that already suffer from overcrowded schools, roads and amenities.
Include files	
Number	Question 41
ID	LPIO6845
Full Name	Mrs Regina Walsh
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41

ID	LPIO6858
Full Name	Mr Nicholas Ring
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO6874
Full Name	Mrs Juliette Kent
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO6921
Full Name	Bradford Gunn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO7005
Full Name	Dr Jane Hughes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO7069
Full Name	Mrs Gillian Lumb
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Q. 36 to 45 No</p> <p>It seems that Berkhamsted has contributed housing for the current Core Strategy over and above the required amount and that other areas have not developed at the same rate. This does not seem to have been taken into account in preparing this consultation. <u>Berkhamsted</u> feels as if it <u>is bursting</u> with all the development currently underway and planned. The schools are pretty full, the Doctors are overworked, air pollution exceeds EU regulations, traffic at rush hours is dreadful, playing fields and playgrounds are very busy.</p> <p>Of all the options put forward the only one I feel would be acceptable is Option 1B.</p>
Include files	
Number	Question 41
ID	LPIO7131
Full Name	Mr & Mrs Fox
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 names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include</p>

the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG RESPONSE TO Q41 - FULL DOC ATTACHED TO Q46

Question 41

Is Option 1C your preferred option for delivering the growth needs of the Borough?

No

This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local

aspirations set out in Section 4 (see Q4 to 7).

No consideration has been given critical planning considerations such as recent and on-going build against targets and

local impact given different topographies and (inadequate) supporting infrastructure.

□

The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of

the plan Berkhamsted

delivered 10 years worth of new housing stock and by 2016 the rate of development had

exceeded

Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the

Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant

rate over the first 10 years of the CS, unfortunately at rate some

21% below the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

□

Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan.

Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.

□

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in

this option does not do this.

□

Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green

Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of

	<p>build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit</p> <p>margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and</p> <p>under Government policy cannot lead to Green Belt boundary changes.</p>
Include files	
Number	Question 41
ID	LPIO7343
Full Name	Brian and Heidi Norris
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We fully understand the need for additional housing in this country, but it should not be to the detriment of towns such as ours. We do not intend to reply to the 46 questions one by one, but support the answers given by the Berkhamsted Citizens' Association and the Berkhamsted Residents Action Group and support Option 1B in the Strategy Plan. Even this number of 600 further homes is, in our view, more than enough, but we understand that is an existing commitment.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41</p> <p><i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <p><input type="checkbox"/></p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><input type="checkbox"/></p> <p>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</p> <p><input type="checkbox"/></p> <p>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority</p>

Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

□ Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.

□ As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.

□ Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LPIO7381
Full Name	Mrs Helen Harding
Company / Organisation	Chiltern & South Bucks District Council
Position	Principal Planner
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Thank you for consulting Chiltern and South Bucks District Council and for your continuing engagement on Duty to Co-operate matters with the Councils in relation to the emerging Dacorum Plan and the joint Local Plan Chiltern and South Bucks.</p> <p>I attach the response of Chiltern and South Bucks District Council on your reg 18 Issues and Options consultation.</p> <p>The response has been agreed with the Chiltern District Council Portfolio Holder for Sustainable Development, Councillor Peter Martin.</p> <p>The response of the South Bucks District Council Portfolio Holder for Sustainable Development, Councillor John Read is currently awaited at the time of sending this email. If there are any changes to this response in the light of comments which he may wish to make I will contact you straight away.</p> <p>Comments on different growth distributions – growth levels 1 – 3 (spatial options A, B and C)</p> <p><u>Options relating to greater focus on growth levels at Hemel Hempstead (scenarios for option B).</u></p> <p>The consultation document points to the need for major changes to the road network in Hemel Hempstead to support this. At this stage there is no information as to whether this would be deliverable and so is a cause for concern in case this would lead to the diversion of additional unmitigated traffic and delays on through routes to Chesham from Hemel Hempstead.</p> <p><u>Options relating to spreading growth more evenly across the District (scenarios for option C)</u></p> <p>A potential negative implication of this option is referred to in the consultation document in terms of the inability of some smaller settlements to accommodate key facilities such as expanding primary schools. This is noted, although the option is also referred to as having the potential to deliver other forms of local infrastructure and so the extent of the knock on impacts on infrastructure capacity elsewhere is difficult to estimate and comment on. Therefore if this option is selected the Councils would like to see more evidence on how the infrastructure requirements can be met.</p> <p><u>Options 1 and 2</u></p> <p>Option 1 is consistent with the broad approach taken by Chiltern and South Bucks in that it links to the potential supply emerging from poorly performing Green Belt sites.</p>

	<p>However it is lower than the most recent SHMA which is a more appropriate basis for planning for the future Local Plan stages at the current time, i.e. Option 2 (but it is acknowledged that this is subject to change).</p> <p>Option 2 leads to a range of growth at Bovingdon from 130 – 360 dwellings and at Berkhamsted from 1,075 – 1,175 dwellings. Even at the lower growth scenarios the additional dwellings could have a knock – on effect on nearby infrastructure, in Chiltern District e.g. additional traffic flows through Chesham which is already constrained.</p> <p>Therefore continuing engagement between the Councils in relation to transport modelling and mitigations is especially important.</p> <p><u>Option 3 – Higher Growth level</u></p> <p>Dacorum’s concern that the higher level envisaged in Option 3 may not be deliverable in conjunction with the necessary infrastructure is noted and would be a cause for concern to Chiltern and South Bucks.</p> <p>FULL DOC ATTACHED TO Q46</p>
Include files	
Number	Question 41
ID	LP107473
Full Name	MR Christopher Kendall
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Answer – NO</p> <p>The character of the historic market towns of Tring and Berkhamsted together with the villages would be severely affected adversely by significant additional housing.</p> <p>Additional infrastructure {e.g. Schools’ places and car parking} in Tring would be difficult and expensive to provide.</p>
Include files	
Number	Question 41
ID	LP107507
Full Name	Harriet Twigger
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	Option 1C would be my preferred option as it would spread the benefits and pressures of new housing across the Borough.
Include files	
Number	Question 41
ID	LPIO7513
Full Name	Annette Harrison
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My answer is 'Yes' as this does the least damage
Include files	
Number	Question 41
ID	LPIO7519
Full Name	Paul Harrison
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	My answer is 'Yes' as this does the least damage.'
Include files	
Number	Question 41
ID	LPIO7687
Full Name	JUNE LIGHTFOOT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Questions 41 to 45 No – see Question 40 Question 40 Is Option 1B your preferred option for delivering the growth needs of the Borough? Yes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.

Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more options for growth distribution.

Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.

Central Government’s policy on Green Belt is clear: “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LP107700
Full Name	MR & MRS MP & ME HARNETT
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Questions 40 -45 – <i>Option 1 a is our preferred option</i>
Include files	
Number	Question 41
ID	LPIO7766
Full Name	Mrs Wendy Mclean
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Hemel Hempstead is best placed to accommodate the housing needs and the associated infrastructure. We shouldn't consider alternative options until H/H is saturated.
Include files	
Number	Question 41
ID	LPIO7872
Full Name	Dr Peter Chapman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 1A preferred
Include files	
Number	Question 41
ID	LPIO7884
Full Name	MR GEORGE WOOD
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Preferred Option - 1C
Include files	

Number	Question 41
ID	LP107967
Full Name	Mr Norman Groves
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 would like to confirm that I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>BRAG RESPONSE TO Q41</p> <p>No</p> <p><input type="checkbox"/></p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><input type="checkbox"/></p> <p>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</p> <p><input type="checkbox"/></p> <p>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that</p>

	<p>DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p><input type="checkbox"/></p> <p>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <p><input type="checkbox"/></p> <p>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <p><input type="checkbox"/></p> <p>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
Include files	
Number	Question 41
ID	LPIO8015
Full Name	Mr Michael Nidd
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	so long as the numbers are based on DBC's Urban Capacity assessment. It is the most equitable approach as it spreads the pain, but also any benefits, that might derive from development and does the least damage. It would also tend to support some provision of affordable housing in the villages.
Include files	

Number	Question 41
ID	LPIO8104
Full Name	MRS MARY THOMSON
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Whilst I appreciate the difficulty and pressure facing DBC relative to the need for increased housing -</p> <p>1. I object to the loss of the Green Belt</p> <p>My preferred option, should you need to proceed with your proposals, is Option 1a <u>provided Site HH-3 Shendish is excluded</u> (see below), failing which Option 1c which according to your proposals will exclude Shendish</p>
Include files	
Number	Question 41
ID	LPIO8347
Full Name	Ms Gillian Flesher
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	As a resident of Kings Langley I would like to register my objection to the proposed Option 2/3/C to develop new housing on 4 sites in the village.
Include files	

Number	Question 41
ID	LPIO8465
Full Name	Mr Peter Shell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>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.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the

	<p>excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO8507
Full Name	Mr Lawrence Sutton
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must</p>

be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is

	<p>where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LP108517
Full Name	Mrs Sarah Rees
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, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land</p>

supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local

	<p>impact given different topographies and (inadequate) supporting</p> <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO8525
Full Name	Spencer Holmes
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers

	who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO8586
Full Name	Helen & Stuart Brown
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 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>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up</p>

	<p>in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO8684
Full Name	MRS G RUSSELL
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No</p> <p>1- Absolutely unfair and unreasonable.</p> <p>2- Not necessary.</p> <p>3- Would ruin Tring, Berkhamsted and the villages.</p> <p>4- Should be no building in the Green Belt.</p> <p>5- see previous responses</p>
Include files	
Number	Question 41
ID	LPIO8747
Full Name	Mrs Pat Berkley
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/we request you accept this as confirmation that I/we wish DBC to duplicate BRAG's responses under my/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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted

	and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO8780
Full Name	gregory lee
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO8787
Full Name	Mr Lawrence Parnell
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 make the following comments in respect to your current consultation:</p> <ol style="list-style-type: none"> 1 The eastern administrative boundary of Dacorum BC, as it relates to Kings Langley, does not include a significant area to the east of this line which is within the Kings Langley catchment. The boundary between Dacorum and Three Rivers District Council is artificial and bears no relationship to the practical day to day lives of residents and commerce (both of which are substantial and significant in quantum) and their focus on Kings Langley, e.g. for usage of Kings Langley Station, access to Junction 20 of the M25, High Street services, Doctors surgery, etc. Allocation of housing demand and its associated needs, must take into consideration not only the demands of the existing true catchment but also the potential of this catchment area to contribute to the demand response. There are, for example, lands on either side of the M25, immediately north of Junction 20 and not within Green Belt but within Three Rivers DC, which ought to be included. However the Three Rivers Planning website – which includes a Kings Langley sub-section - is devoid of any suggestion that that Authority is required to meet

	<p>demands similar to those being considered by Dacorum.</p> <p>Thus, as currently proposed, any and each of the Options presented for Kings Langley, is based on an incorrect and unreasonable understanding of Kings Langley.</p> <p>1 The pressures on Kings Langley as it exists today are immense. Traffic congestion on the A4251 is a daily occurrence and at all times of the working day, including Saturdays. Parking for the High Street (including the dedicated car parks), and Kings Langley Station is at or close to capacity most of the time. Distributor roads off the A4251, e.g. towards Chipperfield, struggle to cope with existing demand. Kings Langley Junior and Senior schools are at capacity.</p> <p>Kings Langley is struggling, even as it is today.</p> <p>No Options should be considered without there first being a comprehensive study of the current demands and resources on daily life in Kings Langley, and a forward projection of these assuming the status quo. Only then can an effective Impact Assessment be made for significant development of the kind proposed in each Option, let alone justification for inclusion of Green Belt lands. Furthermore, such Impact Assessments must be accompanied by detailed explanation of changes to, and additional, infrastructure that will be required – Junction 20 layout, Kings Langley Station and the services it provides, the High Street, schools, health, roads and transport, local employment, green space, leisure, etc. Such Impact Assessments are essential and should be subject to public scrutiny prior to the adoption of any plans for development let alone those proposed in the Options.</p>
Include files	
Number	Question 41
ID	LPIO8887
Full Name	mrs susan stier
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Q41- NO- for reasons previously stated
Include files	
Number	Question 41
ID	LPIO8932

Full Name	Ms Karen Harrison
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 am unclear as to why Shendish has been included in Hemel's proposed plans. This makes it very difficult for residents of Kings Langley, or other interested parties, to select which would be their preferred option. If you are to vote with the purpose of protecting Kings Langley from huge development by opting for Options 1A or 1B then you are in fact supporting the fate of Shendish, as this has been classed as part of the Hemel Hempstead plans. Likewise, voting for 1C calls for the outwards expansion of Kings Langley as one of the large villages mentioned. It appears as if Kings Langley has been deliberately placed in a no win situation.</p> <p>I am sure that there will have been many that have voted in favour of option 1A or 1B who are unaware of the implications that this will have on Kings Langley.</p>
Include files	
Number	Question 41
ID	LP108969
Full Name	barney greenwood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No – see Question 40 q40</p> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p>

	<p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>Central Government's policy on Green Belt is clear: "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</p>
Include files	
Number	Question 41
ID	LPIO9048
Full Name	Mrs Susan Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

<p>Your response - Please add your response here</p>	<p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4(see Q4 to 7).</p> <p>Question 4 <i>Do you agree with the suggested vision for the Borough?</i></p> <p>No</p> <p>The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements</p> <p>Question 5 <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?</i></p> <p>Yes</p> <p>Question 6 <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p>Yes</p> <p>Strongly agree – all options should be robustly measured against these objectives.</p> <p>Question 7 <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p>Yes</p>
<p>Include files</p>	
<p>Number</p>	<p>Question 41</p>
<p>ID</p>	<p>LPIO9061</p>
<p>Full Name</p>	<p>David Johnson</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>No</p>
<p>Your response - Please add your response here</p>	<p>No</p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p>Question 4 <i>Do you agree with the suggested vision for the Borough?</i></p> <p>No</p> <p>The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements</p>

	<p>Question 5 Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</p> <p>Yes</p> <p>Question 6 Do you agree with the suggested objectives for the new Local Plan?</p> <p>Yes</p> <p>Strongly agree – all options should be robustly measured against these objectives.</p> <p>Question 7 Do you agree with the proposed policy coverage of the new Local Plan?</p> <p>Yes</p>
Include files	
Number	Question 41
ID	LPIO9130
Full Name	Miss Jane McCLELLAND
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 1 c is the preferred option as it spreads the impact more equally throughout the borough.
Include files	
Number	Question 41
ID	LPIO9144
Full Name	MR NIGEL EGERTON-KING
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I have a strong preference for Option 1B. Other options represent an unacceptable over- development of Berkhamsted that is completely disproportionate to the size of our town and its facilities. Hemel Hempstead is better able to accommodate growth than Berkhamsted.
Include files	

Number	Question 41
ID	LPIO9173
Full Name	S Langley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
Include files	

Number	Question 41
ID	LPIO9412
Full Name	Joanna Kedgley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>My reasons for not using the other options are.....</p> <p>Primarily the loss of substantial green belt areas which would impact greatly on the well being of the people and wildlife in these areas particularly option C.</p> <p>As it is, Kings Langley in particular struggles already with traffic congestion and over subscribed schools, doctors, and medical facilities. By adding more houses, cars and people this will just add more of an enormous strain on these already overburdened facilities.</p>
Include files	
Number	Question 41
ID	LPIO9420
Full Name	Mr Gary Poust
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Looking at other people's responses within the portal, it appeared that NIMBYism (Not In My Back Yard) was comprehensibly widespread e.g. Kings Langley residents supporting proposals for new-builds around Berkhamsted, Hemel Hempstead and Tring . . . or Hemel Hempstead taking the whole hit and vice versa. I appreciate that Dacorum Borough Council have targets to achieve with regards to building new homes to accommodate an ever increasing population. Residents can protest, scream and shout, but new-builds will inevitably happen</p>
Include files	
Number	Question 41
ID	LPIO9471
Full Name	Mrs Yvonne Metcalf
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 indeed feel privileged to live in such a beautiful setting but equally I can understand the need for more housing in the area. I concede that that the council is in a position where there is no option but to use any available land. However, I need to voice my concern about the fact that Piccotts End will be enveloped by housing. Overall, the implications for this conservation area is immense.</p> <p>Having looked at the options, I reluctantly support option 1, which is the government requirement. This figure would appear to satisfy the nation's perceived need for increased housing and would appear to be a reasonable starting point.</p> <p>Option 1C would be my preferred option and this would appear to be the most equitable approach to the problem of housing within the borough. By adopting Option 1C, the council will ensure that that any development does the least damage to any one area , and of course, in the case of residents of Piccotts End, this area which is my major interest. In my view option 1C will do the least damage to this beautiful part of the area.</p>
Include files	
Number	Question 41
ID	LP109786
Full Name	Aly MacLean
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, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel.</p>

There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the

	<p>first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO9834
Full Name	Mr Paul Wardle
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, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.

However, we would like to take this opportunity emphasize just a few of the most important points within that response.

...

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) –

	and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO9862
Full Name	CR & LD JENNINGS
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Bovingdon Airfield fills the bill.
Include files	
Number	Question 41
ID	LPIO9893
Full Name	Miss Jane McCLELLAND
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In response to question 41 Option 1 c is the preferred option as it spreads the impact more equally throughout the borough.
Include files	
Number	Question 41
ID	LPIO9958
Full Name	JAMES BURWELL
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	I feel strongly that Brownfield sites should be used before Green Belt land, and building developments in Hertfordshire should be restricted to areas where there is the space and access to make them viable within existing communities. This is not the case in Kings Langley or Shendish. If building is necessary, I would prefer Options 1A or 1C which would not include building on land at Shendish, prioritising the preservation of the Green Belt land we value so highly
Include files	
Number	Question 41
ID	LPIO10009
Full Name	mr Kevin 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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical</p>

exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up

	<p>in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LP1010057
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple</p>

arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy

	<p>targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO10126
Full Name	Melanie Frankel
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.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files

Number

Question 41

ID	LPIO10174
Full Name	Natalie Crane
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated</p>

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BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has

	<p>been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary</p>
Include files	
Number	Question 41
ID	LPIO10185
Full Name	Natalie Crane
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> <p>The other options are not sustainable and I do not believe that these developer led initiatives, will provide the much needed affordable housing that the South East so desperately requires.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in

	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO10231
Full Name	Mr Tim Beeby
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>

Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town's historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LP1010278
Full Name	John and Jane Beeley
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated</p>

many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of

	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
Include files	
Number	Question 41
ID	LPIO10328
Full Name	Kathleen Lally
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 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>.</p> <p>I agree entirely with the BRAG response to your plan.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in

	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
Include files	
Number	Question 41
ID	LPIO10377
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	<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>

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives,

policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting”

- and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes

Include files	
Number	Question 41
ID	LPIO10442
Full Name	Mr Daniel Parry

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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on</p>

Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

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Include files	
Number	Question 41
ID	LPIO10491
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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the</p>

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BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

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 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted

	<p>“has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO10541
Full Name	Mr Stephen Doughty
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>I would however like to make a few specific comments.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the

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Include files	
Number	Question 41
ID	LPIO10589
Full Name	Mr Roger Petts
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.

...

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

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Include files	
Number	Question 41
ID	LPIO10636
Full Name	Simon Chilton
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report,</p>

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Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

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Include files	
Number	Question 41
ID	LPIO10686
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	<p>Please register as support for BRAG's submission.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However,</p>

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Include files	
Number	Question 41
ID	LPIO10734
Full Name	Mrs Jenny Jenkins
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 I wish DBC to duplicate BRAG’s responses under my name.</p> <p>However, I would like to emphasise a few of the most important points within that response that I strongly agree with:</p>

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Five year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC has carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted has exceeded by 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognised when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be very detrimental, given the town’s infrastructure constraints and current deficits. As the

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budget speech. The reason the rate of build in Berkhamsted is so high seems to be a function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to

	<p>protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO10828
Full Name	Grant Imlah
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan</p>

comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO10880
Full Name	Sheila Dawkins
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 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</p>

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.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files

Number

Question 41

ID	LPIO10928
Full Name	Jean Thomas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account in the new plans when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
Include files	

Number	Question 41
ID	LPIO10979
Full Name	Christopher Stafford
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least</p>

harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<p>So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO11028
Full Name	Mrs Patti Whittle
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be</p>

rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Is Option 1C your preferred option for delivering the growth needs of the Borough?

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum

	<p>Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
Include files	
Number	Question 41
ID	LPIO11075
Full Name	J M Thomas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.

Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.

Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account in the new plans when assessing development numbers and site options.

Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.

The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

Include files	
Number	Question 41
ID	LPIO11107
Full Name	Denis Maclure
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>see [preferred option] Question 40 (below)</p> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>Central Government’s policy on Green Belt is clear: “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who</p>

	generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO11155
Full Name	Cally Emmas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the

	<p>excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO11202
Full Name	Mr Neil Aitchison
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No not based on present studies.
Include files	
Number	Question 41
ID	LPIO11252
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	<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year</p>

housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
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Include files

Number

Question 41

ID	LPIO11299
Full Name	Kate Locke
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the</p>

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BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

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Include files	
Number	Question 41
ID	LPIO11388
Full Name	Ms Lorraine Gilmore
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within</p>

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BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan

	<p>Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO11438
Full Name	Conian
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I am writing in response to the current consultation to register my views on the proposals.

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.

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.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy **Berkhamsted have exceeded by a massive 34%**. All this without any improvements in infrastructure. In contrast, **Hemel has developed at a rate some 21% below the target figure**, whilst also attracting high levels of infrastructure investment. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option**

1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Is Option 1C your preferred option for delivering the growth needs of the Borough?

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
Include files	
Number	Question 41
ID	LPIO11459
Full Name	Mr & Mrs J Neale
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No, because it does not protect the Green Belt in Kings Langley.</p> <p>“Fixing our broken housing market” a White Paper dated 7 Feb 2017 stated in para 1.37 that the Green Belt is highly valued by communities ... however parts of it are not the green fields we often picture. The fields at Hill Farm and Wayside Farm are the green fields we picture.</p> <p>Para 5.2.6 of the Consultations Report said that whether or not particular areas of land meet Government criteria for Green Belt designation is not the only consideration for growth locations. We also need to consider how sustainable these areas would be if they were developed. For example, how could they be accessed, could they provide the necessary infrastructure needed to support the development and how would they affect the character of the town or village? Sites KL-h1 and KL-h3 cannot be supported by the local infrastructure and would severely affect the character of the village.</p>
Include files	

Number	Question 41
ID	LPIO11464
Full Name	Mr Aron Wood
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Given that the options in the plan does not allow the choice of zero additional housing my preferred option would be 1C – this would, I feel, at least spread the building load across the widest possible area.
Include files	
Number	Question 41
ID	LPIO11498
Full Name	Mr Alan Ledger
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I have a strong preference for Option 1B. Other options represent an unacceptable over- development of Berkhamsted that is completely disproportionate to the size of our town and its facilities. Hemel Hempstead is better able to accommodate growth than Berkhamsted.
Include files	
Number	Question 41
ID	LPIO11544
Full Name	Ms Eliza Hermann
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 1C would result in massive over-development of Berkhamsted, Tring and the villages, changing their respective historic and individual character and settings forever, requiring the removal of large areas of land from the Green Belt and the consequent destruction of the

	natural environment, and represents completely unsustainable development.
Include files	
Number	Question 41
ID	LPIO11572
Full Name	Ms Anna Barnard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I do not wish to suggest that any one option of proposed development numbers is preferable as I am of the opinion that none of them are acceptable as the whole exercise is premature given the government's recent consultation and the relative newness of the Adopted Local Plan.
Include files	
Number	Question 41
ID	LPIO11626
Full Name	Janet and James Honour
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, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10</p>

years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

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 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of

	<p>development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
Include files	
Number	Question 41
ID	LPIO11656
Full Name	john and barbara neale
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No, because it does not protect the Green Belt in Kings Langley.</p> <p>“Fixing our broken housing market” a White Paper dated 7 Feb 2017 stated in para 1.37 that the Green Belt is</p>

	<p>highly valued by communities ... however parts of it are not the green fields we often picture. The fields at Hill Farm and Wayside Farm are the green fields we picture.</p> <p>Para 5.2.6 of the Consultations Report said that whether or not particular areas of land meet Government criteria for Green Belt designation is not the only consideration for growth locations. We also need to consider how sustainable these areas would be if they were developed. For example, how could they be accessed, could they provide the necessary infrastructure needed to support the development and how would they affect the character of the town or village? Sites KL-h1 and KL-h3 cannot be supported by the local infrastructure and would severely affect the character of the village.</p>
Include files	
Number	Question 41
ID	LPIO11780
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded targets for the rate of development by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development</p>

numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Brag Response to question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS,

unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LPIO11819
Full Name	John Thomson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Because <u>as drawn/proposed</u> , with no contribution from Hemel Hempstead, Shendish is not included in 1c. See response to question 39 (Option 1a) which would be my preferred choice if Shendish was excluded therefrom
Include files	
Number	Question 41
ID	LPIO11867
Full Name	Councillor Alan Anderson
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Re options 1 / 2 / 3, support option 1 for the same reasons as outlined under question 16:</p> <p>It is the level of housing that most closely abides by Government policy hierarchy on housing levels and preventing the development of the Green Belt, as required by the NPPF.</p> <p>The other levels are not necessary, as they are not required by the Government; flawed, as per the earlier comment made under question 3 about trying to rely on the Strategic Housing Market Assessment on its own; and would needlessly increase the pressure on the Green Belt.</p> <p>The Government is not forcing the Council to allow the higher amounts of development, and what the Council is considering is not necessary and more damaging to the Green Belt.</p> <p>Re options A / B / C, support option A for the following three reasons.</p> <ol style="list-style-type: none"> 1 It prevents the coalescence (merging) of the Hemel Hempstead, Rucklers Lane and Kings Langley settlements, and the extension of Hemel Hempstead to the M25, as shown on the right (see attached to Q39). <p>(Option B would put so much pressure on Hemel Hempstead that it would engulf the Rucklers Lane settlement, and option C would extend Kings Langley so close to Hemel Hempstead it wouldn't be possible to prevent eventual coalescence with the town.)</p> <ul style="list-style-type: none"> • It spreads the development in the most sustainable locations, staying true to the Settlement Hierarchy policy mentioned/supported earlier in the consultation. (Option B would put too much pressure on Hemel Hempstead, and option C would spread the development to less sustainable locations, leading for example to traffic deadlock outside the towns.) <ol style="list-style-type: none"> 1 It prevents the damage which would be done to the town and village characters of Hemel Hempstead and Kings Langley. (Option B would affect the nature of Hemel Hempstead as a town, and option C would destroy Kings Langley's village character.)
Include files	

Number	Question 41
ID	LPIO11930
Full Name	Janet Mason
Company / Organisation	Berkhamsted Town Council
Position	Town Clerk
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)
Include files	
Number	Question 41
ID	LPIO11976
Full Name	Dee Sells
Company / Organisation	Markyate Parish Council
Position	Parish Clerk/ RFO
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	The Markyate Parish Council has made its comments earlier in the consultation. We do not believe that any new housing should be considered until the water supply issue is resolved. We do not believe Markyate is appropriate for any further building save to meet local needs.
Include files	
Number	Question 41
ID	LPIO12078
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	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.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

Standard BRAG response to Question 41. Please note full document is attached to Question 46

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files

Number	Question 41
ID	LPIO12176
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change</p>

Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

Standard BRAG response to Question 41. Please note full document is attached to Q46.

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.

	<ul style="list-style-type: none"> Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO12233
Full Name	Douglas & Christina Billington
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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing</p>

distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

	<ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO12312
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more</p>

permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first

10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June

2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

Standard BRAG response to Question 41. Please note full document is attached to Question 46.

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum

	<p>Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO12358
Full Name	Robert Bright
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	I support option 1A but the other options I object to on the grounds that the required infrastructure is non-existent and they are unsustainable
Include files	
Number	Question 41
ID	LPIO12380
Full Name	Mr Brian Kazer
Company / Organisation	Tring in Transition
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No. It is not based on objective evidence (as required by the NPPF).
Include files	
Number	Question 41
ID	LPIO12403
Full Name	ms rona morris
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations.
Include files	
Number	Question 41
ID	LPIO12456
Full Name	Judy Halden
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.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

Standard BRAG response to Question 41. Please note full document is attached to Question 46.

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files

Number

Question 41

ID	LPIO12504
Full Name	Meenakshi Jefferys
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of</p>

State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of

	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary Changes.
Include files	
Number	Question 41
ID	LPIO12551
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when</p>

considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

Standard BRAG response for Question 41. Please note full document is attached to Question 46.

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<p>in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LP1012601
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 this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St</p>

Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum

	<p>Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO12651
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

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.

However, I would like to take this opportunity emphasise just a few of the most important points within that response.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO12699
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does</p>

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BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

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 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in

	<p>Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO12747
Full Name	Lorna Ginn
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements</p>

in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. **Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.**

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum

	<p>Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO12796
Full Name	Mr Raymond Phipps
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here

I wish to comment as follows to the Strategic Options Consultations. In general I follow the comments made by BRAG.

...

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.
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Include files	
Number	Question 41
ID	LPIO12843
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but it seems clear that DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional</p>

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The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. Beyond short term financial profit developers have no interest in the wellbeing of the town, the local council and its residents. Once having built and taken their profit developers leave the residents and local council to deal with the fallout.

Such demand from developers is Absolutely the Wrong reason to focus even more development on Berkhamsted.

Further, under Government policy it cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy

	<p>targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO12891
Full Name	Mr Stephen Lally
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Rather than repeat the BRAG response, with which I completely agree, I will highlight some key points that are important to me.</p> <p>...</p>

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted

	and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO12945
Full Name	Jon Whittle
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced</p>

against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
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	<p>“has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO12994
Full Name	Edward Keane
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure.</p>

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Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

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Include files	
Number	Question 41
ID	LPIO13043
Full Name	Bettina Deuse
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5</p>

year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded targets for the rate of development by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to question 41 below (full BRAG response see question 46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

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Include files	
Number	Question 41
ID	LPIO13096
Full Name	Mr Paul Tinworth
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 wish to express my full agreement with the response from the Berkhamsted Residents Action Group regarding Dacorum's Local Plan.</p> <p>...</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has

	<p>been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
Include files	
Number	Question 41
ID	LPIO13144
Full Name	Hilary 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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most</p>

suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once

	<p>it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO13226
Full Name	Mrs Irene McGregor
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 C options would involve developing unsustainable sites by overloading the road network which is already under extreme pressure and cannot be extended.</p> <p>The C option would spoil the character of Kings Langley, would put extreme pressure on local services and destroy one remaining part of undeveloped canal bank within the Parish.</p>
Include files	
Number	Question 41
ID	LPIO13272
Full Name	D. Phillips
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

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.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicated that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, 'within urban capacity'. Export to another Council area should not be rejected, specifically the St Albans land East of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements to infrastructure. In contrast, Hemel has developed at a rate of 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from a failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the planning inspector stated in his Core Strategy report, development in Berkhamsted 'has to be balanced against the need to protect the town's historic character and setting' and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear - 'demand for housing alone will not change Green Belt boundaries' (letter to MPs from Minister of State for Housing and Planning - June 2016) - and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LPIO13341
Full Name	Mrs Christine Pettit
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>In response to your consultation my opinion is as follows.</p> <p>The three broad options:</p> <p>Options 1&2 are achievable without building on greenbelt sites. There is a constant infilling and change of use of buildings on a small scale which could achieve these figures without major new developments. For example planned houses replacing unused garages in Rucklers Lane, Kings Langley and the conversion of offices to flats in Hamilton House on the Marlowes.</p> <p>Subdivisions A, B & C - Options 'C'</p> <p>This is the option which concerns me the most as a longstanding Kings Langley resident.</p> <p>I am against all the proposed green belt sites mentioned as they would all endanger the unique character of our vibrant village community and merge us with the surrounding towns. Hertfordshire is a rural county and should remain so. Greenbelt building would destroy our village and its way of life forever.</p>
Include files	
Number	Question 41
ID	LPIO13424
Full Name	Mr Alan Mitchell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would ruin the history of the village and cause chaos
Include files	
Number	Question 41
ID	LPIO13425
Full Name	Mrs Christine Mitchell
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This would ruin the history of the village and cause chaos
Include files	
Number	Question 41
ID	LPIO13478
Full Name	Mrs Catherine Imber
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, 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> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4</p> <p>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</p> <p>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <p>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LP1013526
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives,

	<p>policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <ul style="list-style-type: none"> No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO13583

Full Name	Mr Alan 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	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation.</p> <p>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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted.</p> <p>Of the options put forward, <u>Option 1B is the only one that would be acceptable for Berkhamsted.</u></p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the

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Include files	
Number	Question 41
ID	LPIO13634
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.

Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

Development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.

The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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	<p>unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO13696
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation</p>

document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.

Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local

	<p>impact given different topographies and (inadequate) supporting</p> <ul style="list-style-type: none"> The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO13761
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> <p>Sections of this consultation suggest that, to support the 5 year housing land supply, will require Green Belt releases immediately. Obviously, a 5 year housing land supply needs to be properly identified but the consultation document indicates that DBC have ill-conceived ideas of how to do this.</p> <p>The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel.</p> <p>There are many more permutations for growth distribution, but DBC appear to have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded the target by a massive 34% without any improvements in infrastructure. The problems with parking (which the proposed ill-conceived multi-storey car park will not solve), insufficient medical facilities and the impact on our schools are just a few of the areas that need addressing.</p> <p>In contrast, Hemel has developed at a rate some 21% below the target figure. The entire shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs that should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful.</p> <p>Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. The Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting". The excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p>

Central Government's policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.

The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to

	<p>protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> • Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO13812
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted <u>have exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel</p>

Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<p>in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LP1013867
Full Name	Alex 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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the</p>

consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted

	and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO13905
Full Name	peter faulkner
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	1A is the only justifiable option Your consultation refers to 3 distributions. Sustainable development means minimising commuting to work, schools and shops and only development in the 3 towns in the borough achieves this.
Include files	
Number	Question 41
ID	LPIO13975
Full Name	Lady Valerie Corbett
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Definitely as it will cause less damage to the area and the environment.
Include files	
Number	Question 41
ID	LPIO14036
Full Name	Danny Jennings
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I would like to register our joint support of the opinions of Berkhamsted Town Council, Berkhamsted Residents Action Group and the Berkhamsted Citizens Association regarding Dacorum's Local Plan.

...

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted

	and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO14085
Full Name	Mr John Goffey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>In order to avoid duplication, we request that DBC consider this response as supportive of all the points raised by Berkhamsted Residents Action Group (BRAG) in their comprehensive response to the DBC <i>Issues and Options</i> document. We would, in addition, like to add the following points concerning Question 33 of the above document.</p> <p>...</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up</p>

	<p>in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO14133
Full Name	Sue Elleray
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be</p>

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BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

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	<p>Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO14184
Full Name	Mr Richard White
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here

I disagree with the Dacorum Local Plan proposals for the reasons stated in the BRAG response

...

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government's policy on Green Belt is clear – "demand for housing will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers

	who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO14228
Full Name	Mrs L. Jepsen
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 proposed development on the Green Belt in around Kings Langley because: The whole ethos of the village would be lost if we accept Local Plan 2, 3, B and C.
Include files	
Number	Question 41
ID	LPIO14330
Full Name	Ms Vicky 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) 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. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC

have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.

Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan

	<p>Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO14413
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.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.

Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted

	and under Government policy cannot lead to Green Belt boundary changes.
Include files	

Number	Question 41
ID	LPIO14462
Full Name	Giselle Okin
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 I wish DBC to duplicate BRAG's responses under my name.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once

	<p>it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO14511
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>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> <p><i>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10</i></p>

years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of

	<p>new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO14788
Full Name	Ms Paula Farnham
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 (or will be) responded (ing) in full to the ‘Issues & Options’ consultation. I could make similar comments in response, but in order to make this

simple, please 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.

Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files

Number	Question 41
ID	LPIO14860
Full Name	Bev 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, please take 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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but it seems clear that DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and</p>

above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.

The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted.

Beyond short term financial profit developers have no interest in the wellbeing of the town, the local council and its residents.

Once having built and taken their profit developers leave the residents and local council to deal with the fallout.

Such demand from developers is Absolutely the Wrong reason to focus even more development on Berkhamsted.

Further, under Government policy it cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical

appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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Include files	
Number	Question 41
ID	LPIO14906
Full Name	Mr Michael Curry
Company / Organisation	Tring Town Council
Position	Town Clerk
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>See the response to Q40.</p> <p>The interpretation of this distribution “More evenly spread across the Borough” (which is not actually given in the Issues & Options document due to a printing error) as evidenced by the allocation is actually “No increase in Hemel Hempstead”.</p> <p>Bovingdon, Kings Langley and Markyate contribute 850 houses, whilst Berkhamsted and Tring contribute an additional 875 and Hemel Hempstead’s contribution drops to zero. Given the existing infrastructure in Hemel Hempstead this is perverse.</p> <p>[Response to Q40: Whilst this option would clearly be welcomed as there is no further housing growth allocated to Tring, it is felt that Option 1A has the potential to give necessary infrastructure which would not be forthcoming under this option.]</p>
Include files	
Number	Question 41
ID	LPIO14917
Full Name	Mr Garrick Stevens
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)</p> <p>[Response to Q4: I have some concerns with the vision but believe that even as it stands it is undeliverable by any of the options being considered</p> <p>For example, water supply is a major issue and can only be exacerbated by proposed development options.</p> <p>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose residents propose that part of site KL-h3 be reserved for possible future health purposes.</p> <p>Elderly care, particularly local care, has been omitted from the vision.</p> <p>The 4th paragraph of the Vision should read: The market towns of Berkhamsted and Tring and the large villages should provide the necessary <i>infrastructure and social, health and community</i> services for their residents and surroundings.]</p> <p>[Response to Q5: but given the numerous constraints, these new proposals will not be able to deliver them.]</p>

	<p>[Response to Q6: but we suggest some textual amendments</p> <p>The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside.</p> <p>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <i>adequate</i> new infrastructure with development.]</p> <p>[Response to Q7: The policies identified are crucial – all options should be measured against them. But the list tabled is silent on incorporating Character Appraisals, which are vital to helping to create/sustain a sense of place.]</p>
Include files	
Number	Question 41
ID	LPIO14963
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead,</p>

Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at

	<p>a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO15013
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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require</p>

Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LP1015061
Full Name	Mr & Mrs D A Simmons
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.</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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit</p>

margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
 - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
 - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
 - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The

	reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO15084
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	No
Your response - Please add your response here	Growth option 1 would fail to meet DBC's locally assessed need and thus fails to accord with paragraph 47 of the NPPF and fundamentally contradicts current and emerging Government policy on housing delivery.
Include files	
Number	Question 41
ID	LPIO15121
Full Name	Ena Hartland
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes, i do believe this option is the one which causes the least discontent and may bring some unexpected benefits
Include files	
Number	Question 41
ID	LPIO15138
Full Name	Simon Foster Monique Bos
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here	No, as this option does not propose any new housing in Hemel Hempstead, which is the largest settlement in the Borough and is best placed to accommodate a significant amount of growth. It would also allocate some 1000 new homes at Tring which is disproportionate to the size of the settlement and would place unreasonable pressure on local infrastructure, which is already at capacity.
Include files	
Number	Question 41
ID	LPIO15185
Full Name	Bert Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This is to be treated as two identical responses from 1) Bert Smith - 2) Valerie Smith. Answer – NO This option allocates no additional housing to Hemel Hempstead, which is the largest town in the Borough by far and has the greatest ability for adding houses and the resultant infrastructure. The character of the historic market towns of Tring and Berkhamsted together with the villages would be severely affected adversely by significant additional housing. Additional infrastructure {e.g. Schools' places and car parking} in Tring would be difficult and expensive to provide.
Include files	
Number	Question 41
ID	LPIO15205
Full Name	Valerie Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This is to be treated as two identical responses from 1) Bert Smith - 2) Valerie Smith. Answer – NO This option allocates no additional housing to Hemel Hempstead, which is the largest town in the Borough by

	<p>far and has the greatest ability for adding houses and the resultant infrastructure.</p> <p>The character of the historic market towns of Tring and Berkhamsted together with the villages would be severely affected adversely by significant additional housing.</p> <p>Additional infrastructure {e.g. Schools' places and car parking} in Tring would be difficult and expensive to provide.</p>
Include files	
Number	Question 41
ID	LPIO15231
Full Name	Lynn and David Lovell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><u>Our preferred option:</u> taking account all of the above factors, we believe by far the best option is to meet the extra housing requirement within and around the town of Hemel Hempstead where the infrastructure can more easily be extended to cope with increased demand when new estates are built. Hemel Hempstead provides more employment opportunities so it makes more sense to locate the new housing closer to where new residents are likely to find employment. This would have minimum impact on traffic congestion and pollution. Our village already experiences frequent traffic gridlocks at weekends which make it extremely difficult for emergency vehicles to reach the village. This already poses a significant risk to existing village residents, including the prison population and new elderly residents at the McCarthy and Stone development.</p> <p><u>Our 2nd preferred option:</u> for the same reasons as option one, the requirement should be shared amongst Hemel, Tring and Berkhamsted.</p> <p><u>Our 3rd preferred option</u> if the above 2 options are rejected, the new housing requirement should be spread among the villages. We do not understand why our neighbouring village (Chipperfield) is not being considered as an option for at least some of the new development. It contains houses of every size ranging from large detached houses to medium and small houses in the estates off Kings Lane and Croft Field. There has been infill recently and continues; 5 houses in Kings Lane (the site of the old builders yard), 3 houses between the Kia Garage and the Garden Centre and now a further development close to the cross roads opposite the Kia Garage. The Land Rover Garage is moving shortly and the owners will probably look to sell</p>

	<p>the land for development. Chipperfield has 3 churches, 2 pubs serving food plus a hotel with a large bar and restaurant, 3 further restaurants and coffee shops, a school, a large allotment, a football club, a cricket club, a supermarket with a post office and another and 2 car dealerships. Crucially there is land available for development so it seems entirely appropriate to require Chipperfield to provide 100 dwellings of which a good number will come from the garage redevelopment.</p> <p><u>Our 4th (least preferred) option:</u> if Bovingdon and surrounding area has to absorb up to 350 additional houses, there would be a huge adverse impact on quality of life in our village.</p>
Include files	
Number	Question 41
ID	LPIO15290
Full Name	Caroline Manson
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 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> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41: <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different

topographies and (inadequate) supporting infrastructure.

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 yearsworth** of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** of the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LPIO15340
Full Name	Mr Alan Conway
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 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>Q33 to Q45 I support the BRAG submission. Yet again the failure to provide an accurate base from which to proceed renders much of what follows suspect and in many parts misleading.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure • Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of

	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
Include files	
Number	Question 41
ID	LPIO15389
Full Name	Sue Wolstenholme
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 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>Standard BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel

	<p>Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO15451
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>

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this.

The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel.

Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise.

Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LPIO15499
Full Name	Sarah and Nigel Tester
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 response 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> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill- conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent</p>

budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has

	<p>been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
Include files	
Number	Question 41
ID	LPIO15556
Full Name	Miss Tanya Assarat
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 the attached document of this as confirmation and that I wish DBC to duplicate BRAG's responses under my name.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus</p>

	<p>development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO15605
Full Name	Melanie Llewellyn
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 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.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives,

policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LPIO15627
Full Name	Mrs Annette Compton

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I wish to inform that I object to all proposals except option B
Include files	
Number	Question 41
ID	LPIO15671
Full Name	Mr James Honour
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 have attended the presentation and have read the Berkhamsted Residents Action Group response to the questions posed.</p> <p>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.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast</p>

	<p>to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO15730
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	<p>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.</p> <p>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As</p>

	such, an amalgamation of Options 1B and 1C are preferred.
Include files	
Number	Question 41
ID	LPIO15778
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO15825
Full Name	David Kerrigan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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.

No – see Question 40

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers

	who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO15838
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	<p>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.</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO15883
Full Name	D B Land and Planning
Company / Organisation	D B Land and Planning
Position	
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"> In conjunction with other parts of this submission, whilst DBLP question the use of 602 dwellings as a target, it does support Option 1C because of the allocation of 160 dwellings in the green belt at Markyate. This should be at Land south of Markyate My-h1.
Include files	
Number	Question 41
ID	LPIO15930
Full Name	James Pitt
Company / Organisation	Gleeson Developments Limited
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Option 1C relates to a level of housing growth that is substantially below OAN, and therefore Option 1 generally should be rejected (see also our response to Question 16).</p> <p>We support the fact that Option 1C does not ignore the housing needs of the three larger villages – even in scenarios that seek to accommodate the majority of development at the three main towns, it is inappropriate to make no provision at the larger villages, to sustain their growth and provide for local needs (including affordable housing needs) arising from those larger villages and (in the case of Bovingdon and Markyate at least) their dependent hinterlands.</p> <p>Whichever option is selected, Dacorum is facing a high housing delivery target, and in order to maximise the prospects for successful delivery, a wide choice of development sites in a wide variety of locations will be needed.</p>
Include files	
Number	Question 41
ID	LPIO15992
Full Name	Mr Robert Sellwood
Company / Organisation	The Crown Estate
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>This is the least appropriate and sustainable of the three variants of Option 1 since it diverts greenfield development away from the main town of Hemel Hempstead. In addition, a housing provision of 602 homes per year would fail to meet the housing needs of the Borough. This option proposes a lower level of</p>

	housing than either the latest SHMA or the Government's Housing Needs Assessment for Dacorum after September 2018. As such, it would be both unsound and result in the diversion of housing need to adjoining Districts.
Include files	
Number	Question 41
ID	LPIO16025
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>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO16038
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO16082
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As</p>

	such, an amalgamation of Options 1B and 1C are preferred.
Include files	
Number	Question 41
ID	LPIO16094
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO16137
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO16152
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p>

	GFRA full document attached to question 46
Include files	
Number	Question 41
ID	LPIO16196
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 to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO16209
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in</p>

	<p>Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO16255
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO16271
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO16314
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>

Include files	
Number	Question 41
ID	LPIO16331
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO16376
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental</p>

	growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.
Include files	
Number	Question 41
ID	LPIO16424
Full Name	Ruth and Stephen Wright
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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced</p>

against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has

	<p>to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO16429
Full Name	Ruth and Stephen Wright
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, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted</p>

have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any

	<p>improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO16446
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</p>

	<p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO16489
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO16565
Full Name	Ian Emmas
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> . This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). . No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. . The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> . Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. . As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the

	<p>excessive growth in Berkhamsted proposed in this option does not do this.</p> <p>. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
Include files	
Number	Question 41
ID	LPIO16579
Full Name	Cllr Rene De Silva
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>(2) The 'c' options are less sustainable as they involve developing less sustainable parts of the borough e.g. overloading our road network which is already under pressure and could not be extended</p> <p>(3) The 'C' options would harm Kings Langley's village character.</p>
Include files	
Number	Question 41
ID	LPIO16590
Full Name	Mr S. Judd
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Although there is a need for housing, the development that has been proposed is far in excess than the village can take.

Include files	
Number	Question 41
ID	LPIO16700
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	No
Your response - Please add your response here	<p>We do not have a preference for any growth option at present until further information and analysis has been carried with regards to potential heritage impacts. However, we are keen to ensure that growth and development conserves and enhances the significance of the Borough's many heritage assets.</p> <p>We are pleased to see that the cumulative impacts deriving from the potential development at Gorhambury in the neighbouring authority of St Albans City and District is being considered as part of the growth options appraisal process. A good understanding of the cumulative impacts of development is an important part of understanding the wider impacts upon the historic environment.</p>
Include files	
Number	Question 41
ID	LPIO16734
Full Name	Martin Ephgrave
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> • It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be at the expense of the smaller settlements, which also have a need for new homes • Growth options 1A to 2B are unacceptable as they do not propose <u>any</u> new homes in the 'Rest of the Borough', and this is inconsistent with the NPPF <p>The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below the current level of growth allocated in the adopted Core Strategy</p>
Include files	

Number	Question 41
ID	LPIO16753
Full Name	Martin Ephgrave
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No, for the reasons given in our response to question 39. copy below</p> <p>No. This is based on the draft government figure of only 600 dwellings per year, which is unacceptable. This level of growth is below the locally assessed need figure of 756 which is currently the most up to date assessment of housing needs, so will not deliver the housing that is needed in the Borough. This level of growth is also represents only 40% of actual need (based on the new Government methodology), and only applies for a limited time until Sept 2018 when the Core Strategy will be 5 years old. The new local plan will be adopted after this date and should the new government method be introduced, the actual requirement will increase to 1,100.</p> <p>Furthermore, for the reasons already identified in respect of our response to Question 8 (proposed broad approach to distributing new development), the council should not adopt a growth option which does not allocate any housing to the settlements that exist in the 'Rest of the Borough'. To do so would deprive these rural communities of much needed housing growth and this is not sustainable.</p>
Include files	
Number	Question 41
ID	LPIO16805
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>Options 1b and 1c with their emphasis on continued expansion in Hemel Hempstead and Kings Langley would be best for the future development of Tring as a Market Town</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position</p>

of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.

GFRA full document attached to question 46

Include files

Number	Question 41
ID	LPIO16848
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>Options 1b and 1c with their emphasis on continued expansion in Hemel Hempstead and Kings Langley would be best for the future development of Tring as a Market Town.</p> <p>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO16873
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to</p>

	<p>count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO16916
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO16938
Full Name	Tessa Cox
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	King's Langley Village dose not have the ability to support the proposed. I prefer option 1
Include files	

Number	Question 41
ID	LPIO16961
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO17004
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>GFRA Response to Question 41, full document attached to question 46</p>

	The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.
Include files	
Number	Question 41
ID	LPIO17018
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO17061
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO17075
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>

Include files	
Number	Question 41
ID	LPIO17118
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO17149
Full Name	Nikki Hamilton
Company / Organisation	Herts & Middlesex Badger Group
Position	Unknown
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>1C would be our second preferred option (which would alleviate the serious issue with North Hemel and its ancient woodlands, bio diversity and such a substantial impact on the greenbelt) but we would ask that we can survey proposed sites around Tring, Berkhamstead, Markyate and Kings Langley and advise any impact on badgers that would require mitigation. Having accessed some of our records, we can confirm that some of the proposed development areas around Tring would not give us such a cause for concern as others and we would be happy to discuss these with you.</p>
Include files	
Number	Question 41
ID	LPIO17253

Full Name	Debbie Crooks Pam Moss
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated</p>

many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of

	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO17309
Full Name	Margaret and Andrew Pike
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We wish to object most strongly to the plan to build any more dwellings in Berkhamsted and fully support all the arguments that the Berkhamsted Residents Action Group (BRAG) have put forward.</p> <p>...</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast</p>

	<p>to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO17322
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the</p>

	<p>predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO17365
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>...</p> <p>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO17417
Full Name	Lesley Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 41 below (copy of full response attached to question 46)</p> <p>Question 41</p> <p><i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • No • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7 - copy below) <p>Question 4</p> <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it’s pie in the sky</p> <ul style="list-style-type: none"> • The vision is far removed from reality. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had almost no impact on the realities of travelling to the hospital). • It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes. • We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC’s policies to respect our industrial heritage and to promote tourism. • Disagree that the Watford Health Campus is an appropriate/adequate ‘vision’ for the health care aspirations of Dacorum. • Elderly care has been omitted from the vision. We also have no urgent care facility. • It has long been accepted that we need a new hospital for this area. <p>Question 5</p> <p><i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?</i></p>

	<p>Yes, but this new plan does not, and the proposals will not deliver!</p> <p>Question 6</p> <p><i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography • The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside • Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored • The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of adequate new infrastructure with development <p>Question 7</p> <p><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.
Include files	
Number	Question 41
ID	LPIO17429
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation</p>

	<p>Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO17472
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO17488
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO17531
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>...</p> <p>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	

Number	Question 41
ID	LPIO17578
Full Name	MR DAVID BROWN
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 41 below (copy of full response attached to question 46)</p> <p>Question 41</p> <p><i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> • No • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7 - copy below) <p>Question 4</p> <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it's pie in the sky</p> <ul style="list-style-type: none"> • The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital). • It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes. • We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism. • Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.

- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

Question 5

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography
- The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

Question 7

Do you agree with the proposed policy coverage of the new Local Plan?

Yes

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

Include files	
Number	Question 41
ID	LPIO17595
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO17638
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>

Include files	
Number	Question 41
ID	LPIO17654
Full Name	Guinness Partnership
Company / Organisation	Guinness Partnership
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>An alternative or additional solution is described on the following pages to give effect to the growth options for Markyate, namely:</p> <p>Growth Options</p> <p>Not GB</p> <p>GB</p> <p>1A & 1B 200</p> <p>1C 200 160</p> <p>2A & 2B 200</p> <p>2C 200 160</p> <p>3 200 600</p> <p>Keymer Cavendish 400 – see Appendix 5 (Appendix attached to Q46 - LPIO17659)</p>
Include files	
Number	Question 41
ID	LPIO17669
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO17712
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As</p>

	such, an amalgamation of Options 1B and 1C are preferred.
Include files	
Number	Question 41
ID	LPIO17761
Full Name	Diana Woodward
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 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.</p> <p>BCA response to Question 41 below - full document attached to Question 46</p> <p><i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (copy below) <p>Question 4</p> <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it's pie in the sky</p> <ul style="list-style-type: none"> The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital). It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes. We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.

- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

Question 5

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

Question 7

Do you agree with the proposed policy coverage of the new Local Plan?

Yes

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

Include files	
Number	Question 41
ID	LPIO17774
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO17817
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>

Include files	
Number	Question 41
ID	LPIO17832
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO17875
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO17890
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>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO17933
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO17980
Full Name	Mr Michael 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 figures contained in this document do not state the current number of houses in each of the sites so that an assessment of the relative impact of each of the options can be made by someone who is not an expert.</p> <p>I am not sure if this is deliberate but it is a serious omission. I think that Tring has 12,000 people so at 3 people a house this is 4000 houses. The plans in Option 2c to build 1500 houses and increase the population by 25% or more would have a significant impact on the character of the town which is contrary to the aims of the plan and significant impact on the town centre and the infrastructure. These impacts are not catered for in the plan which expects minor impacts on transport, leisure and sports infrastructure and on the town centre. This is clearly not the case.</p> <p>Both primary and secondary school provision would be impacted with no answers for secondary schools provided in the plan.</p>
Include files	
Number	Question 41

ID	LPIO17999
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 DOCUMEMNT) , my own views can be summarised in a handful of bullet point.</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO18042
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</p>

	<p>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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO18070
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>I prefer option 1 in terms of the number of proposed houses (602 per year), this satisfies the Government's draft figure for Dacorum</p> <p>I prefer a hybrid of option 1b and 1c where Hemel Hempstead would take the majority of the new green belt housing (1b) and the remainder would be shared between Berkhamsted, Tring, Bovingdon, Kings Langley and Markyate (1c). With Tring taking a maximum of 300 houses on the green belt and 500 houses in the urban area (including LA5)</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a</p>

	<p>manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO18113
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>I prefer option 1 in terms of the number of proposed houses (602 per year), this satisfies the Government's draft figure for Dacorum</p> <p>I prefer a hybrid of option 1b and 1c where Hemel Hempstead would take the majority of the new green belt housing (1b) and the remainder would be shared between Berkhamsted, Tring, Bovingdon, Kings Langley and Markyate (1c). With Tring taking a maximum of 300 houses on the green belt and 500 houses in the urban area (including LA5)</p> <p>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO18127
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO18170
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>

Include files	
Number	Question 41
ID	LPIO18184
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>It is of our opinion that you should seek an amalgamation of Option 1B and 1C to deliver the housing</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO18227
Full Name	Nicky and Dave Hulse
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 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>It is of our opinion that you should seek an amalgamation of Option 1B and 1C to deliver the housing.</p> <p>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
<p>Include files</p>	
<p>Number</p>	<p>Question 41</p>
<p>ID</p>	<p>LP1018281</p>
<p>Full Name</p>	<p>Gail Skelton</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>No</p>
<p>Your response - Please add your response here</p>	<p>I am writing as a member and in support of BRAG to voice my concerns over the latest building proposal to my home town. However I have to confess that I usually have the cynical opinion that this will count for very little and to this extent, I sincerely hope that I am proved wrong.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel</p>

developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast

	<p>to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO18297
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO18340
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO18365
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	No
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> <ul style="list-style-type: none"> • It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be at the expense of the smaller settlements in the Borough, which also have a need for new homes • Growth options 1A to 2B are unacceptable as they do not propose <u>any</u> new homes in the 'Rest of the Borough'. This is also inconsistent with NPPF para 28 which advocates that "<i>Planning Policies should support economic growth in rural areas...</i>" • The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below and inconsistent with growth allocated in the current adopted Core Strategy <p>No, for the reasons given in our response to question 39. (copy below)</p> <p>No. This is based on the draft government figure of only 600 dwellings per year, which is unacceptable. This level of growth is below the locally assessed need figure of 756 which is currently the most up to date assessment of housing needs, so will not deliver the housing that is needed in the Borough. This level of growth is also represents only 40% of actual need (based on the new Government methodology), and only applies for a limited time until Sept 2018 when the Core Strategy will be 5 years old. The new local plan will be adopted after this date and should the new government method be introduced, the actual requirement will increase to 1,100.</p> <p>Furthermore, for the reasons already identified in respect of our response to Question 8 (proposed broad approach to distributing new development), the council should not adopt a growth option which does not allocate any housing to the settlements that exist in the 'Rest of the Borough'. To do so would deprive these rural communities of much needed housing growth and this is not sustainable.</p>
Include files	

Number	Question 41
ID	LPIO18508
Full Name	Melanine Llewellyn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of

	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO18555
Full Name	Mrs Juliet Chodzko
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 should like to add my name to the issues put forward in the attached (BRAG Response). I feel that the special needs of Berkhamsted have not been considered properly.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus</p>

	<p>development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO18601
Full Name	Captain Andrew Cassels
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 entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different

topographies and (inadequate) supporting infrastructure

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LPIO18647
Full Name	Lindy Weinreb
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>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) see copy below <p>Question 4</p> <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it's pie in the sky</p> <ul style="list-style-type: none"> The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital). It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes. We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum Elderly care has been omitted from the vision. We also have no urgent care facility. It has long been accepted that we need a new hospital for this area <p>Question 5</p> <p><i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?</i></p> <p>Yes, but this new plan does not, and the proposals will not deliver!</p> <p>Question 6</p>

	<p><i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography • The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside • Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored. • The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <i>adequate</i> new infrastructure with development <p>Question 7</p> <p><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals
Include files	
Number	Question 41
ID	LPIO18694
Full Name	Hilary Abbott
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline</p>

principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town's historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LPIO18740
Full Name	Paul and Gillian Jenkins
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, we would like to take this opportunity emphasize just a few of the most important points within that response.

Q36 to 45. Sections of this consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously, 5 year housing land supply needs to be located but the consultation document indicates that DBC has ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly, DBC has carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from a failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LPIO18786
Full Name	Berkhamsted Citizens
Company / Organisation	Berkhamsted Citizens
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) see copy below <p>Question 4</p> <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it's pie in the sky</p> <ul style="list-style-type: none"> The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital). It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes. We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum Elderly care has been omitted from the vision. We also have no urgent care facility. It has long been accepted that we need a new hospital for this area

	<p>Question 5 <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?</i></p> <p>Yes, but this new plan does not, and the proposals will not deliver!</p> <p>Question 6 <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography • The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside • Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored. • The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of adequate new infrastructure with development <p>Question 7 <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals
Include files	
Number	Question 41
ID	LPIO18835
Full Name	Lyndsay Slater
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>

However, I would like to take this opportunity emphasize just a few of the most important points within that response.

Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LPIO18882
Full Name	Andrew and Margit Dobbie

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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent</p>

budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has

	<p>been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
Include files	

Number	Question 41
ID	LPIO18927
Full Name	Katherine Cassels
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 entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</p> <p>...</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the

	<p>town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO18951
Full Name	Rupert Symmons
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>This option will result in a loss of character to the villages of Kings Langley, Bovingdon and Markyate.</p> <p>This option is likely to result in harm to the conservation areas and a loss of character.</p> <p>Proposed development exceeds need and identified capacity in villages.</p> <p>This option is likely to result in the irreversible loss of the green belt.</p> <p>Main towns are better able to deal with the additional development and infrastructure / transport demands</p> <p>Over development of the villages will result in coalescence of settlements and a loss of identity</p>
Include files	
Number	Question 41
ID	LPIO18963
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>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO19006
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been</p>

	allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.
Include files	
Number	Question 41
ID	LPIO19069
Full Name	Barbara Gainsley
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 attended the meeting of Berkhamsted Citizens, and my views are reflected in the conclusions we came to on the night, and our concerns about the proposed development.</p> <p>Berkhamsted is a town in a valley, it is limited by its geography, and also hugely limited by its resources and infrastructure.</p> <p>Please accept this email as my response to the proposal, I am in complete agreement with these concerns voiced by our Citizens.</p> <ul style="list-style-type: none"> This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below <p>Question 4</p> <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it's pie in the sky</p> <ul style="list-style-type: none"> The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital). It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes. We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to

respect our industrial heritage and to promote tourism.

- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

Question 5

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

Question 7

Do you agree with the proposed policy coverage of the new Local Plan?

Yes

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

Question 8

Do you agree with the proposed broad approach to distributing new development?

No

	<ul style="list-style-type: none"> • Agree with the proposed approach – especially that Berkhamsted should continue to meet the qualities identified in Q5. Unfortunately, the options identified in section 10 fail to do this. • The current approach is proving incompatible with preserving the character of our market towns and Berkhamsted in particular which has received a disproportionately large amount of development to date unsupported by improvements in infrastructure. Infrastructure always lags development and in some instances, such as road improvements to ease congestion, cannot be achieved given existing topographic constraints. • The current allocation methodology also ignores “spill over effects” into neighbouring areas such as vehicle usage from LA3 into Berkhamsted. Planned development should not be a proportional arithmetic exercise when it comes to distribution. • This matching of infrastructure and development would appear to be only achievable with large concentrated developments rather than through much smaller ad hoc developments/sites. • More consideration should be given to placing more (but not major) development in villages to support local amenities and ensure their vibrancy. • We will have achieved target by 2020 – so we are ahead of our build rate – want us to continue at 73 pa rather than 47
Include files	
Number	Question 41
ID	LPIO19083
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>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and</p>

	<p>environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO19126
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO19141
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</p>

	<p>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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO19185
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>

Include files	
Number	Question 41
ID	LPIO19199
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> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO19242
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</p>

	<p>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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO19256
Full Name	Marcus, Jane, Abigail and Jennifer Fox
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides</p>

	<p>a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO19299
Full Name	Marcus, Jane, Abigail and Jennifer Fox
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO19353
Full Name	Stuart, Miranda & Melissa Kay
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> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, <u>Option</u></p>

1B is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted

	and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO19403
Full Name	Wai Tang and Greg Barfoot
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please note we are aware that 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 we wish DBC to add BRAG's responses under our name.</p> <p>We wish to add our concerns to the DBC local plan issues and options consultation.</p> <p>We are particularly concerned about the following</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear</p>

“demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning June 2016) and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green

	Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO19449
Full Name	Philippa Jones
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 enclose a response to the impact of Dacorum Local Plan on Berkhamsted. This document was drawn up by a number of people including myself, and based on the Berkhamsted Citizens meeting on the Local Plan.</p> <p>Question 41</p> <p><i>Is Option 1C your preferred option for delivering the needs of the Borough?</i></p> <ul style="list-style-type: none"> • No • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below <p>Question 4</p> <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it’s pie in the sky</p> <ul style="list-style-type: none"> • The vision is far removed from reality. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had almost no impact on the realities of travelling to the hospital). • It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes. • We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the

Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.

- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

Question 5

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

Question 7

Do you agree with the proposed policy coverage of the new Local Plan?

Yes

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

Include files	
Number	Question 41
ID	LPIO19461
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO19504
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been</p>

	allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.
Include files	
Number	Question 41
ID	LPIO19518
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO19561
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>GFRA Response to Question 41, full document attached to question 46</p>

	The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.
Include files	
Number	Question 41
ID	LPIO19575
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41

ID	LPIO19619
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO19632
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>Q41 – Tick YES</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in</p>

	<p>Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO19675
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO19692
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>Q41 – Tick YES</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO19734
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>GFRA Response to Question 41, full document attached to question 46</p>

	The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.
Include files	
Number	Question 41
ID	LPIO19788
Full Name	Ben Barth
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 proposed local plan are set out on the attached document which I fully endorse (full document on q 46)</p> <p>Question 41</p> <p><i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (COpy Below) • Question 4 <i>Do you agree with the suggested vision for the Borough?</i> No – it's pie in the sky <ul style="list-style-type: none"> • The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital). • It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes. • We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along

the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.

- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

Question 5

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

Question 7

Do you agree with the proposed policy coverage of the new Local Plan?

Yes

	<ul style="list-style-type: none"> Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.
Include files	
Number	Question 41
ID	LPIO19814
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO19857
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred</p>
Include files	
Number	Question 41
ID	LPIO19898
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41

ID	LPIO19941
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO19955
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply</p>

	<p>should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO19998
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO20012
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	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.</p> <p>Summary Section from GFRA – Executive summary</p> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO20055
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>

Include files	
Number	Question 41
ID	LPIO20069
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO20112
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LP1020126
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LP1020170

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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO20184
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>

	<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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO20227
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO20275
Full Name	Mr Peter Brown
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 have seen the submission to DBC by the Berkhamsted Residents Action Group (BRAG), the contents of which I support.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus</p>

	<p>development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO20287
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</p>

	<p>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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO20330
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO20345
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> <p>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO20388
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO20436
Full Name	Jane Collis
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 would like to express my support of option 1B and endorse BRAG's response to the DBC proposals as per the attached. I am concerned by the key features of other options, as follows:</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &

Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LPIO20453
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.

	<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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO20498
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>GFRA Response to Question 41, full document attached to question 46</p>

	The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.
Include files	
Number	Question 41
ID	LPIO20545
Full Name	DR Brigitta Case
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 have attended several meetings, talked with Town Councillors and Dacorum Planners to better understand the Options outlined in the Core Strategy Plan for Dacorum.</p> <p>As a Berkhamsted resident who has enjoyed associations with the town for 50 years, I feel a responsibility to speak out and air my views – shared by many with whom I have spoken on this subject.</p> <p>The 46 Questions have been eloquently answered by many and I support the answers given by both the Berkhamsted Citizens' Association and the Berkhamsted Residents Action Group. It seems to me that there is much repetition of the points made and so I have opted to write in email/letter format to list and outline the main points I feel should be considered.</p> <p>BRAG and Berkhamsted Citizens responses to this question are below - (the full document response are attached to the two Question 46</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

COPY BRAG Q 4 to 7 -

BRAG response to Question 4 (please note full document is attached to Q46)

Question 4 *Do you agree with the suggested vision for the Borough?*

No

- The vision is far removed from reality. To be credible they should stand a realistic chance of being achievable. The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements – just the opposite. For

example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had very little impact on the realities of travelling to the hospital).

- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- To suggest that the character of our market towns will be preserved with the escalating housing targets envisaged is laughable. The topography of many of our towns and villages make some of the aspirations in relation to pedestrians and cyclists unachievable
- Elderly care has been omitted from the vision, as has mental health
- There is no recognition of the benefits of increased cultural provision in the Borough

BRAG response to Question 5 (please note full document is attached to Q46)

Question 5 *Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?*

Yes

- Unfortunately nothing in this consultation convinces BRAG that they will continue to be reflected in the new Local plan

BRAG response to Question 6 (please note full document is attached to Q46)

Question 6 *Do you agree with the suggested objectives for the new Local Plan?*

Yes

- Strongly agree – all options should be robustly measured against these objectives. Planners need to demonstrate that they are 'Living the Vision' – or accept that it is entirely unrealistic and be honest with the local population

BRAG response to Question 7 (please note full document is attached to Q46)

Question 7 *Do you agree with the proposed policy coverage of the new Local Plan?*

Yes

- Policies identified are crucial – all options should be measured against them

Berkhamsted Citizens response

Is Option 1C your preferred option for delivering the growth needs of the Borough?

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (copy below)

Question 4

Do you agree with the suggested vision for the Borough?

No – it's pie in the sky

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington,

or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function

	<p>and character of the <i>towns</i>, villages and countryside</p> <ul style="list-style-type: none"> • Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored. • The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of adequate new infrastructure with development <p>Question 7 <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p>Yes</p> <ul style="list-style-type: none"> • Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals
Include files	
Number	Question 41
ID	LPIO20592
Full Name	Christine Manning
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 would like to support the views put forward by the Berkhamsted Citizens Association in their response to the Core Strategy</p> <p><i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (copy below) <p>Question 4 <i>Do you agree with the suggested vision for the Borough?</i></p> <p>No – it's pie in the sky</p> <ul style="list-style-type: none"> • The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital). • It is difficult to see how access to the Watford Health Campus can be improved with the

additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.

- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?

Yes, but this new plan does not, and the proposals will not deliver!

Question 6

Do you agree with the suggested objectives for the new Local Plan?

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

Question 7

Do you agree with the proposed policy coverage of the new Local Plan?

Yes

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

Include files	
Number	Question 41
ID	LPIO20621
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO20664
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	I am writing with regards to the proposed development of Tring.

	<p>I am concerned this development has not been investigated correctly. Please see the attached file (GFRA full response)</p> <p>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO20677
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	

Number	Question 41
ID	LPIO20720
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	

Number	Question 41
ID	LPIO20768
Full Name	Christopher Townsend
Company / Organisation	
Position	Councillor, Tring Town Council
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 Tring Town Council I agree with all the responses that have been submitted by Tring Town Council (copy below)</p> <p>See the response to Q40.</p> <p>The interpretation of this distribution “More evenly spread across the Borough” (which is not actually given in the Issues & Options document due to a printing error) as evidenced by the allocation is actually “No increase in Hemel Hempstead”.</p> <p>Bovingdon, Kings Langley and Markyate contribute 850 houses, whilst Berkhamsted and Tring contribute an additional 875 and Hemel Hempstead’s contribution drops to zero. Given the existing infrastructure in Hemel Hempstead this is perverse.</p> <p>[Response to Q40: Whilst this option would clearly be welcomed as there is no further housing growth allocated to Tring, it is felt that Option 1A has the potential to give necessary infrastructure which would not be forthcoming under this option.]</p>
Include files	
Number	Question 41
ID	LPIO20816
Full Name	Usha Kilich
Company / Organisation	Northchurch Parish Council
Position	Parish Clerk
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO20862
Full Name	Mr Iain Manson
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 have also tapped into the support of Berkhamsted Residents Action Group and have attached much more detailed comments that have been put together by that group, all of which I support. These comments are rather long, but I feel it is important to repeat them in detail.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) –

	and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO20938
Full Name	Mr Jake Storey
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 live in Berkhamsted and have witnessed the size of the small town growing in an unsustainable manner. As a result I joined SYBRA and also now BRAG. I have attached the BRAG response to your proposals</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector</p>

	<p>agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO20993
Full Name	Mr & Mrs J.D Battye
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
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>

Q41.(1C) BRAG. See also general comment 5 above. Why is this option included at all? It runs counter to one of DBC's stated principles (at 5.1.2 and elsewhere) the Core Strategy and the Inspector's conclusions on the Core Strategy; millions of pounds of Dacorum taxpayers' money have already been spent and are planned to be spent on regeneration in Hemel Hempstead at the expense of infrastructure spending elsewhere in the Borough. It is only right and proper that housing development is concentrated in Hemel Hempstead to justify the expenditure already incurred and to be incurred in an attempt to regenerate the town and improve the viability of its shopping centre and amenities. Indeed there are potential sites for housing in Hemel Hempstead on what is presumably public sector land which have not been put forward. We have communicated the possibilities to DBC. Moreover any regeneration of the Marlowes should be investigating the viability of putting high rise additions for housing in the very centre of the town where its regenerative effect would be most effective.

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once

	<p>it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. <p>Berkhamsted Town Council response</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)</p>
Include files	
Number	Question 41
ID	LPIO21035
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply</p>

	<p>should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO21078
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO21100
Full Name	Sheron 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>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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in</p>

	<p>Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p> <p>GFRA full document attached to question 46</p>
Include files	
Number	Question 41
ID	LPIO21143
Full Name	Sheron 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>Please find attached report regarding your proposed development in Tring as submission opposing this proposal (GFRA)</p> <p>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO21172
Full Name	St Albans Diocesan Board of Finance
Company / Organisation	St Albans Diocesan Board of Finance
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> • SADBDF suggest that DBC should plan for a hybrid between options 2A and 3, where a housing target of up to 1,100 dwellings per year is planned with a distribution focusing on the three main settlements and also with recognition that development at smaller villages can provide sustainable growth for these communities • SADBDF suggests it is necessary to plan for scenario 3 to ensure the Plan that is produced will be sound and pass through examination by Inspector
Include files	
Number	Question 41
ID	LPIO21219
Full Name	Sarah Lightfoot
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. • Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. • Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need

	<p>to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO21266
Full Name	Sarah Lightfoot
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>A recent report by the Chilterns Conservation Board on the Cumulative Impact of Development on the Chilterns AONB has also not been considered and should be taken into account. I strongly support their submission (below)</p> <p>The Chilterns Conservation Board objects to this option because it potentially involves major development in the Chilterns AONB at Tring (site Tr-h4) and Berkhamsted (site Be-h8) which the NPPF para 116 states should be refused except in exceptional circumstances and where it can be demonstrated it is in the public interest. Meeting housing figures is not an exceptional circumstance, there are alternatives in the housing market area not in the AONB. Development of these greenfield sites in the AONB would not conserve and enhance the natural beauty of the AONB or meet the vision .</p> <p>This option also involves developing multiple sites in the Setting of the AONB at Tring, Berkhamsted and</p>

Markyate with considerable cumulative encroachment up to AONB boundaries on multiple sides of these settlements. This is likely to harm the setting of the Chilterns AONB. Other options avoid this and perform better.

The statutory Chilterns AONB Management Plan 2014-2018 explains how developments outside the AONB but in its setting can affect the AONB and includes the following policies:

Vision: The setting of the Chilterns is valued and protected by ensuring development adjacent to the AONB also respects its national importance.

Policy L4: The distinctive character of buildings, rural settlements and their landscape setting should be conserved and enhanced.

Policy L5: Developments which detract from the Chilterns' special character should be resisted.

Policy L7: The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns.

Policy L8: Landscape close to existing and new areas of development should be maintained and enhanced to conserve, enhance and extend: natural capital; green infrastructure; character and amenity; biodiversity; and opportunities for recreation.

Policy D8: The retention or creation, and long term maintenance, of green infrastructure should be sought when development is proposed in, or adjacent to the AONB.

Policy D9: Full account should be taken of the likely impacts of developments on the setting of the AONB.

There is further advice in the Chilterns Conservation Board's Position Statement on Development Affecting the Setting of the AONB, available at

<http://www.chilternsconservationboard.org.uk/development-positions.html>

It identifies that:

Examples of adverse impacts include:

- Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way;
- Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB;
- Breaking the skyline, particularly when this is associated with developments that have a vertical emphasis and/or movement (viaducts, chimneys, plumes or rotors for example);
- The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways;
- Loss of tranquillity through the introduction of lighting, noise, or traffic movement;
- Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB;
- Change of use of land that is of sufficient scale to cause harm to landscape character;

	<ul style="list-style-type: none"> - Loss of biodiversity, particularly in connection with those habitats or species of importance in the AONB; - Loss of features of historic interest, particularly if these are contiguous with the AONB; - Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes, and - Increase in air or water pollution. - Adverse impacts might not be visual. The special qualities of the Chilterns AONB include tranquillity. A development which is noisy may well impact adversely on tranquillity even if not visible from the AONB. <p>The Council must give great weight to the Chilterns AONB (NPPF para 115) and is under a legal duty to have regard to the purpose of conserving and enhancing the natural beauty of the Chilterns AONB (Countryside and Rights of Way Act 2000 section 85) The Chilterns AONB is nationally protected as one of the country's finest landscapes, and has the same level of protection (the highest) as National Parks (NPPF para 115). The location of growth should be informed by sustainability appraisal and assessment of the cumulative effects on development on the Chilterns AONB, including effects on natural beauty, ecology, habitat fragmentation, air quality, tranquillity, water abstraction from chalk streams, visitor pressure etc. Please see the recently published guidance from the Chilterns Conservation Board: Position Statement on Cumulative Impacts of Developments on the Chilterns AONB which should be of assistance in identifying effects and assessing them, it is available online at http://www.chilterns.org/conservation/development/position-statement</p>
Include files	
Number	Question 41
ID	LP1021342
Full Name	Antony Harbidge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p>BRAG response to Question X (please note full document is attached to Q46)</p>

BRAG response to Question 41 (please note full document is attached to Q46)

Question 41 *Is Option 1C your preferred option for delivering the growth needs of the Borough?*

No

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Include files	
Number	Question 41
ID	LPIO21388
Full Name	Helen Kington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p>BRAG response to Question X (please note full document is attached to Q46)</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim</p>

	<p>we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO21431
Full Name	Mr R Smith and Mr A Lyell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>1.33.1 The Landowners suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with a distribution focussing on the three main settlements, also with a level of growth at larger villages to support sustainable growth at these locations too</p> <p>1.33.2 The Landowners suggests it is necessary to plan for scenario 3 to ensure The Plan that is produced will be sound and pass through examination by Inspector.</p>
Include files	
Number	Question 41
ID	LPIO21451
Full Name	Majesticare Limited
Company / Organisation	Majesticare Ltd
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Q.41-45 Yes in each case and add comments below.</p> <p>40. Rather than answer questions 39-45 separately, we will provide an overall assessment of the options and present our consideration below</p> <p>41. We strongly support options 1C, 2A-C and option 3 proposed in the Issues and Options consultation paper (2017). All of these 4 options identify significant numbers of homes in the Green Belt homes to be developed in Berkhamsted, on top of the existing identified housing capacity that has been assumed for each settlement. These 4 options also favour the significant expansion of Berkhamsted as a town, which we strongly support.</p> <p>42. The site at Spring Garden Lane is designated as Green Belt, but is a suitable and sustainable location for the development of a specialist residential care home. Should any of the 4 options specified above be preferred, this site could contribute to meeting the housing needs of Berkhamsted by providing a high quality residential care facility. Registered care provision falls within a C2 use class; with households who live in care homes counted as part of the institutional rather than the household population. As such provision of residential care provision is treated in the analysis of housing need separately in the SHMA from that for C3 dwellings (SHMA 2016). However the provision of a high quality care facility will assist in the release of C3 properties across the borough to house couples and families</p>
Include files	
Number	Question 41
ID	LPIO21467
Full Name	Audley Court Ltd
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Q.41-45 Yes in each case</p> <p>45. We do however strongly support options 1C, 2A-C and option 3 proposed in the Issues and Options consultation paper (2017). All of these 4 options favour the significant expansion of Berkhamsted as a town, and also these 4 options identify significant numbers of homes in the Green Belt homes to be developed in Berkhamsted, on top of the existing identified housing capacity that has been assumed for each settlement.</p> <p>46. We consider the site at Bank Mill Lane to be a logical expansion of Berkhamsted as a town and that land designated as Green Belt will need to be released for</p>

	<p>residential development in order to provide sufficient and suitable land to meet the growing needs of the borough for all types of development. We therefore do not consider that options 1A and 1B realistically reflect this requirement. We also consider that Berkhamsted requires additional infrastructure, residential development and service provisions in order for it to maintain its current status as a sustainable and vibrant market town</p> <p>47. Should any of the 4 options specified above be preferred and the site at Bank Mill Lane released from the Green Belt for allocation in the Local Plan, the site could provide a high quality Care This will assist in the adequate provision of elderly care accommodation, and also contribute to meeting the housing needs of Berkhamsted and the Dacorum Borough as a whole, responding to paragraph 182 in the Framework that requires local plans to be based on proportionate evidence.</p>
Include files	
Number	Question 41
ID	LPIO21479
Full Name	Luton Airport
Company / Organisation	Luton Airport
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Questions 39 to 45 Options for Growth - No in all cases [copy across text below for each question]</p> <p>LLA wishes to make representations regarding the Options for Growth. The following representations would cover questions 39 to 45. The options propose a minimum of 200, and a maximum of 800, extra residential dwellings in the Markyate area.</p> <p>As you are aware, LLA is committed to being a good neighbour and endeavours at all times to minimise the impact of its operations on local communities.</p> <p>As demonstrated by the LLA Noise Action Plan 2013-2018, developed in conjunction with stakeholders including your Council, some of the areas identified as having potential for growth are below the flightpaths.</p> <p>The map extracts below show the Noise Contour Maps (as taken from the Noise Action Plan 2013-2018) which show the 54 dB LAEQ 16hr contour and the 48 dB Lnight contour.</p> <p>(for noise contour maps see attached document)</p> <p>Action 17 of the LLA Noise Action Plan 2013-2018 states that LLA will discourage residential development close to the airport boundary or areas affected by aircraft noise, in liaison with Local Authorities. LLA are concerned with the proposal to increase, potentially significantly, the number of residential dwellings within,</p>

	<p>or close to, the approach or departure paths that aircraft use.</p> <p>As you are aware, in preparing Local Plans, Local Authorities are required to have regard to policies and advice issued by the Secretary of State.</p> <p>The Government's Aviation Policy Framework 2013 states <i>"The Government's overall policy on aviation noise is to limit and, where possible, reduce the number of people in the UK significantly affected by aircraft noise"</i>. The Framework goes on to state: <i>"We will continue to treat the 57dB LAeq 16 hour contour as the average level of daytime aircraft noise marking the approximate onset of significant community annoyance. However, this does not mean that all people within this contour will experience significant adverse effects from aircraft noise. Nor does it mean that no-one outside of this contour will consider themselves annoyed by aircraft noise."</i></p> <p>LLA is increasing in size to accommodate an operational capacity of 18 million passengers per year. LLA are committed to develop and deliver policies, procedures and measures which will help to minimise the effects of aircraft noise and encourage improvements from airlines and other operators. However, an increase in residential dwellings in the Markyate area would potentially increase the number of people who may be impacted upon by aircraft noise.</p> <p>LLA urge Dacorum Borough Council to consider fully the impact that aircraft noise may have upon any new residential dwellings within the noise contour areas. If your Council, when assessing the views gathered by this consultation, and the future consultation stages of the draft Local Plan, do consider that Markyate is an appropriate area for growth, we request that LLA are fully involved in assessing where such new dwellings should be sited, and, what noise insulation measures must be required, as part of any future planning process.</p>
Include files	Ellen O'Grady - Luton Airport Draft Dacorum BC Issues and Options LP Reps.pdf
Number	Question 41
ID	LPIO21505
Full Name	Hightown Housing Association
Company / Organisation	Hightown Housing Association
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Question 41 Is Option 1C your preferred option for delivering the growth needs of the Borough? No.
Include files	
Number	Question 41
ID	LPIO21568

Full Name	Mrs Valerie Silverton
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 have read the proposals and strongly agree BRAG's responses.</p> <p>BRAG response to Question 41 (please note full document is attached to Q46)</p> <p>Question 41 <i>Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this. </p>

	<ul style="list-style-type: none"> Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO21582
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>With consideration to the appropriate approach to delivery of the eventual housing supply it is the position of the GFRA that the strategy should seek an amalgamation of Options 1B and 1C as referred to in Question 44 of the Issues and Options Consultation Paper. The amalgamation considers that the predominant allocation should be prescribed to Hemel Hempstead given the existing and future infrastructure investment and capabilities of the existing settlement to count on and cope with further housing delivery in a manner that offers minimal detriment to surrounding and environmental receptors. The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth.</p>

	GFRA full document attached to question 46
Include files	
Number	Question 41
ID	LPIO21625
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>GFRA Response to Question 41, full document attached to question 46</p> <p>The remaining housing supply should be proportionally spread throughout the remaining settlements, including smaller settlements that can cope with incremental growth. Option 1C for example provides a higher quantity of development to Kings Langley, which is considered proportionate given that Kings Langley has been allocated as an area for future employment growth. As such, an amalgamation of Options 1B and 1C are preferred.</p>
Include files	
Number	Question 41
ID	LPIO21698
Full Name	Countryside Properties (UK) Ltd
Company / Organisation	C/O Bidwells
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> • CPOK suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with

	a distribution focussing on the three main settlements.
Include files	
Number	Question 41
ID	LPIO21725
Full Name	Roger Saller
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. Having lived in Berkhamsted since the beginning of this century, I feel that I have a unique perceptive on what made the town attractive and what is now at risk.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced</p>

against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.

	<ul style="list-style-type: none"> Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO21837
Full Name	W Lamb Ltd
Company / Organisation	W Lamb Ltd
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> For the reasons discussed in response to Question 16, the draft Government figure is not considered to be the correct starting point for setting the Council's housing target and thus none of the 'Option 1' growth options are considered appropriate.
Include files	
Number	Question 41
ID	LPIO21862
Full Name	Fairfax Acquisitions Limited
Company / Organisation	Fairfax Classical Properties Ltd
Position	
Agent Name	Mr Tim Rodway
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 1 (13,800 units over the 2013-36 Plan period): We consider strongly that this proposal will not provide sufficient housing to meet the OAHN for the Borough,

	even at current levels, and therefore this option should be dismissed.
Include files	
Number	Question 41
ID	LPIO21907
Full Name	Louis Quail
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please see attached letter from the Berkhamstead residents Action group which I support whole heartedly , its quite sad that we are considering building on greenbelt land which belongs to our children and theirs because of political pressure, and while we still have not explored many other options. For example why is there a lights off building culture in London where it is considered ok to build houses that are then left empty. The point being the augment for building on greenbelt land should only be one of last resort , there are plenty of other options left before launching off this one way route .</p> <p>Berkhamsted Residents Action Group response:</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need

	<p>to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO21976
Full Name	Thomas and Margaret Ritchie
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 have not completed the full consultation document but my wife and my views are completely in line with the comprehensive return made by Berkhamsted Town Council.</p> <p>Berkhamsted Town Council's response:</p> <p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below</p> <p>Question 4 <i>Do you agree with the suggested vision for the Borough?</i></p> <p>No, we have some concerns with the vision but believe that even as it stands it is undeliverable by any of the options being considered</p> <p>For example, water supply, waste water management, power supply, health facilities, highway constraints, and</p>

	<p>secondary education are all major issues which can only be exacerbated by proposed development options.</p> <p>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</p> <p>Elderly care has been omitted from the vision.</p> <p>The 4th paragraph of the Vision should read: The market towns of Berkhamsted and Tring and the large villages should provide the necessary <i>infrastructure and social, health and community</i> services for their residents and surroundings.</p> <p>Question 5 <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</i></p> <p>Yes, but these new proposals will not be able to deliver them.</p> <p>Question 6 <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p>Yes, but we suggest some textual amendments</p> <p>The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside.</p> <p>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <i>adequate</i> new infrastructure with development.</p> <p>Question 7 <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p>Yes</p> <p>The policies identified are crucial – all options should be measured against them</p>
Include files	
Number	Question 41
ID	LPIO22054
Full Name	Gallagher Estates
Company / Organisation	Gallagher Estates
Position	
Agent Name	Mrs Hanna Staton
Company / Organisation	Pegasus Group
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The following answer is in response the three questions 39,40,41.</p> <p>Gallagher Estates do not consider that any of Options 1A, 1B and 1C could deliver the growth needs of the Borough. As identified on p.88 of the Issues and Options</p>

	<p>consultation document, the Option 1 figure of 13,846 homes in the plan period, or 602 homes a year, would not meet the Council's locally assessed need within the SHMA and would be below the raw household projections and result in unmet need arising in the Borough.</p> <p>Potential consequences include: insufficient supply of homes to meet demand will further inflate house prices, those with greater incomes will be more successful in securing homes and those less well off may become concealed households or be forced to relocate elsewhere where homes are more affordable (social and family support networks could be broken and the economy could also be impacted); a mismatch between labour force and jobs could arise that may mean that businesses locate elsewhere. These consequences are socially and economically damaging and should be avoided.</p> <p>Given that the dwelling requirement is significantly less than what is needed, all growth options are discounted</p>
Include files	
Number	Question 41
ID	LPIO22110
Full Name	Crest Nicholson
Company / Organisation	
Position	
Agent Name	Sarah Moorhouse
Company / Organisation	Lichfields
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Please see Section 3.0 of the Land at Blegberry Gardens, Berkhamsted (Site Be-h6) - Representations to Dacorum's New Local Plan: Issues and Options (Nov 2017) document by Lichfields on behalf of Crest Nicholson Chiltern.
Include files	Sarah Moorhouse Crest Nicholson-15426 Land adj. to Blegberry Gdns, Berkhamsted Reps (13.12.17).PDF
Number	Question 41
ID	LPIO22155
Full Name	Mrs Hayley Gillard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	

Number	Question 41
ID	LPIO22199
Full Name	Mr Peter Gillard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO22243
Full Name	Miss Sophie Gillard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 41
ID	LPIO22423
Full Name	Mr & Mrs Ostle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	It also appears that the required Impacts of the options shown in the Proposals have not been considered as a whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.
Include files	
Number	Question 41
ID	LPIO22434
Full Name	Mr & Mrs J Godfrey
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Mr & Mrs Godfrey:</p> <p>As Berkhamsted residents we have no choice but to say yes to Q40 Option 1B. This Option is for 602 houses per annum in Dacorum with house building in Berkhamsted limited to the current plan of 600 houses until 2036 and no further Green Belt release except around Hemel. As a result we are forced to say No to all the Options and the reasons for this are shown below:</p> <ul style="list-style-type: none"> • The target of 602 house p.a. is based on Dacorum's evidence that this is the best government supported target available. However, we believe a lower target Option should have been included in the Consultation document (see fourth bullet below). • Hemel is the only town where infrastructure is available and can be properly planned • As stated in Berkhamsted's Town Council draft reply all other Options mentioned "...would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to Q7)". • In this Consultation no current information has been provided to properly evaluate any of the Options in terms of what these new higher housing numbers mean for cost or timing of Infrastructure delivery. The documents referenced as evidence and relating to Infrastructure are out-dated and more importantly not based on these hugely increased housing projections. Physical evidence of existing infrastructure clearly shows that most of Dacorum is at capacity and does not meet current demand e.g. Berkhamsted Multi Storey Car Park in 2020 will struggle to meet today's demand and certainly existing entry/exit roads will be unable to cope. • All Options shown have been poorly selected and flawed. For example, Option 3, 1000 houses per annum, should not have been included as your document explains it would be an imposed target and without basis. Rather than providing this wholly unrealistic Option, the current urban capacity was totally dismissed even though it is significantly higher than the current Core Strategy and would have been a credible defensible Option and better start point (reality!!). This leaves only two possible Options but both were presented in a highly misleading and discriminatory manner. Compare the description and house building levels in • Option 1A "Focussed on Three Towns" showing houses in Hemel (8900 plus 1750 from Green Belt) Berkhamsted (600 plus 900) and Tring (500 and 300) and • Option 1C "Spread More Evenly Across the Borough" with a <u>significant reduction</u> in Hemel

(8900 with 0 Green Belt) and significant increases in Berkhamsted (600 plus 1075) and Tring (500 and 1000)!!!!

Clearly building is not “Spread More Evenly” in Option 1C – it should have been re-titled as “Focussed on Two Market Towns & Settlements” and from their inclusion had never been intended to be progressed. There is a similar example with Option 2C which should similarly be discounted for undue bias. The impression is that the Consultation is lead more by developers’ proposals of “Call for Sites” and less to do with independent sustainable town planning.

- The proposed house building target of 758 p.a. in Option 2, based on the 2016 South Herts Market Assessment, is outdated and the results are disputed by St Albans. This huge jump in house-building needs to be re-visited to reflect current underlying assumptions (London market growth?). Also while mention is made of the methodology of the calculation it does not provide;
- a comparison of affordable homes within the current Plan and the proposed new Plan and how/where this difference could be met in the future with less release of land.
- a realistic approach to affordable homes. Dacorum’s Consultation Boards showed all possible Green Belt sites as requiring 40% affordable homes. However, there is no evidence to support this being consistently achieved and certainly not on all the proposed sites. How this discrepancy is being reflected in the Local Plan is not discussed.
- an update to reflect where we are in the economic cycle and also whether there is sufficient house building capacity long term. As an example, in August 2017 brick producer Ibstock (40% UK brick market share) said that in March 2017 the UK brick industry delivered more bricks than it had for nine years. However, despite the increase in deliveries, some builders and builders’ merchants are seeing lead times lengthen.” With an estimated 80% of new homes using bricks within their construction plus a known existing construction labour shortage DBC should be basing house-building on long term achievability and not panicked by developers into making early release of Green Belt based on dubious house-building growth projections.
 - Option 2 cannot be subject of further consideration without including a new large development extension of Hemel (2500+houses) and the likely impacts from the Gorhambury development. To ignore some estimate of these effects is unsatisfactory.

the significant proposed Green Belt releases do not address important local topographical differences or issues such as the recent developer targeted overbuilding in Berkhamsted and underbuilding in Hemel

Include files

Number	Question 41
ID	LPIO22442
Full Name	Mr Richard Collins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Within your consultation, Option 1B Question 40 provides the least-worst option. However, in our view none of your options offer a realistic basis for a new and achievable local plan. In particular, there must be an explanation from planners as to why home-building in Hemel Hempstead (at 21% under planned development ten years into the current Core Strategy) has not already happened. Without addressing this, and without a proper plan to resolve the issue (for example by setting out significantly more robust, demanding and reciprocal agreements with developers to ensure that they cannot 'call all the shots' and build only where they wish and where their returns will be greatest for least inward investment) there can be no prospect of fair, sustainable and achievable local development across Dacorum moving forward.</p>
Include files	
Number	Question 41
ID	LPIO22466
Full Name	Ashleigh Michnowiec
Company / Organisation	Harrow Estates plc
Position	
Agent Name	Mrs Sam Ryan
Company / Organisation	Turley Estates
Position	Director
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>As set out in response to Q33 it is not considered that Option 1 will provide for the full OAN across the authority. It cannot therefore be considered to be justified or based on robust evidence. As such the level of housing growth proposed in Option 1C will fail to deliver sufficient housing to meet the OAN for the borough.</p> <p>The figure is artificially constrained by applying 'Step 3' of the Government's standardised methodology to the housing requirement in the adopted Core Strategy which, by the Council's admission, fails to meet the FOAN and should be reviewed. It follows, therefore, that the spatial distribution in Option 1C is flawed since it is based on an unjustified and unrealistically low housing target.</p>

	Further information is set out in the Turley Local Needs Assessment accompanying these representations.
Include files	
Number	Question 41
ID	LPIO22475
Full Name	Mr & Mrs Wotherspoon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We write to object to the potential development in the Ivy House Lane field. Our views are those of Mr and Mrs Ostle and their letter of 13/12 17. We agree fully with their position and agree with all they say (see below).</p> <p>It also appears that the required Impacts of the options shown in the Proposals have not been considered as a whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.</p>
Include files	
Number	Question 41
ID	LPIO22522
Full Name	Mr & Mrs Lisa-Lotte & Henrik Hansen
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please find below our response to the new Local Plan consultation. I fully support Brag's response on this matter (see below)</p> <ul style="list-style-type: none"> • This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). • No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure. • The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years

	<p>(2006-11) of the plan Berkhamsted delivered 10 yearsworth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> • Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. • As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this. • Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
Include files	
Number	Question 41
ID	LPIO22572
Full Name	Mrs C Longbottom
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I support all answers and comments to the Issues & Options Consultation document noted on the Berkhamsted Town Council website

	This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)
Include files	
Number	Question 41
ID	LPIO22591
Full Name	Berkhamsted Schools Group
Company / Organisation	The Berkhamsted Schools Group
Position	
Agent Name	Kevin Rolfe
Company / Organisation	Aitchison Raffety
Position	Group Director, Development & Planning
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This is not considered to be a suitable option, because it would deprive Hemel Hempstead, the largest town in the Borough, of any new growth. However, we would support the level of growth proposed with this option for Berkhamsted, should either of the higher figures not be introduced. The level of growth for Berkhamsted is broadly the same for Options 1C, 2A, 2B, and 2C.
Include files	
Number	Question 41
ID	LPIO22642
Full Name	Mr & Mrs Mehew
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We write as residents of [REDACTED]</p> <p>[REDACTED]</p> <p>in response to your consultation on the Local Plan to 2036. We have also seen and agreed with the response to be submitted by the Meadway Residents Action Group (MRAG) (see comments LPIO18384, 18385) and the draft response prepared by Berkhamsted Town Council.</p> <p>Berkhamsted Town Council Response:</p>

	This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)
Include files	
Number	Question 41
ID	LPIO22719
Full Name	Lewis Claridge
Company / Organisation	NHBE
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><i>Question 41 – Is Option 1C your preferred option for delivering the growth needs of the Borough?</i></p> <p>Please see response to Question 38.</p> <p><i>Question 38 – Has the Council considered all reasonable alternatives for distributing growth?</i></p> <p><u>Preferred Options for Delivering Growth</u></p> <p>Seven growth options have been put forward, summarised at paragraph 10.4.2.</p> <p>We have no comment at this stage on which option/s are preferable from a transport and highways perspective. We will work with DBC as the Local Plan develops towards a preferred option, with learning from transport modelling which is underway and transport assessment work on the potential sites. It is recognised that the site appraisals are early stage, and more work will be needed to understand which of the green field sites would perform better in planning and transport terms.</p> <p>It is important that new development is located in areas which are already accessible by sustainable modes of transport or can be made so. If development is more concentrated on Hemel Hempstead or the three main towns, then it is likely that residents of new development are less likely to need to travel as far to access services and facilities – although improvements may be needed to reflect population growth. Some growth in the smaller settlements may be beneficial in order that they retain the services they have – bus services to the more rural areas in the Borough can struggle for commercial viability and extra patronage would be beneficial.</p>
Include files	
Number	Question 41
ID	LPIO22828
Full Name	Mr Patricia Wheway
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No
Include files	