

Hertsmere Local Development Framework

Development Plan Document

# **Core Strategy**

Statement of consultation for the Local Development Framework submission of the Core Strategy Development Plan Document

**pursuant to Regulation 30 (1) (d) of The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008**

6<sup>th</sup> March 2009





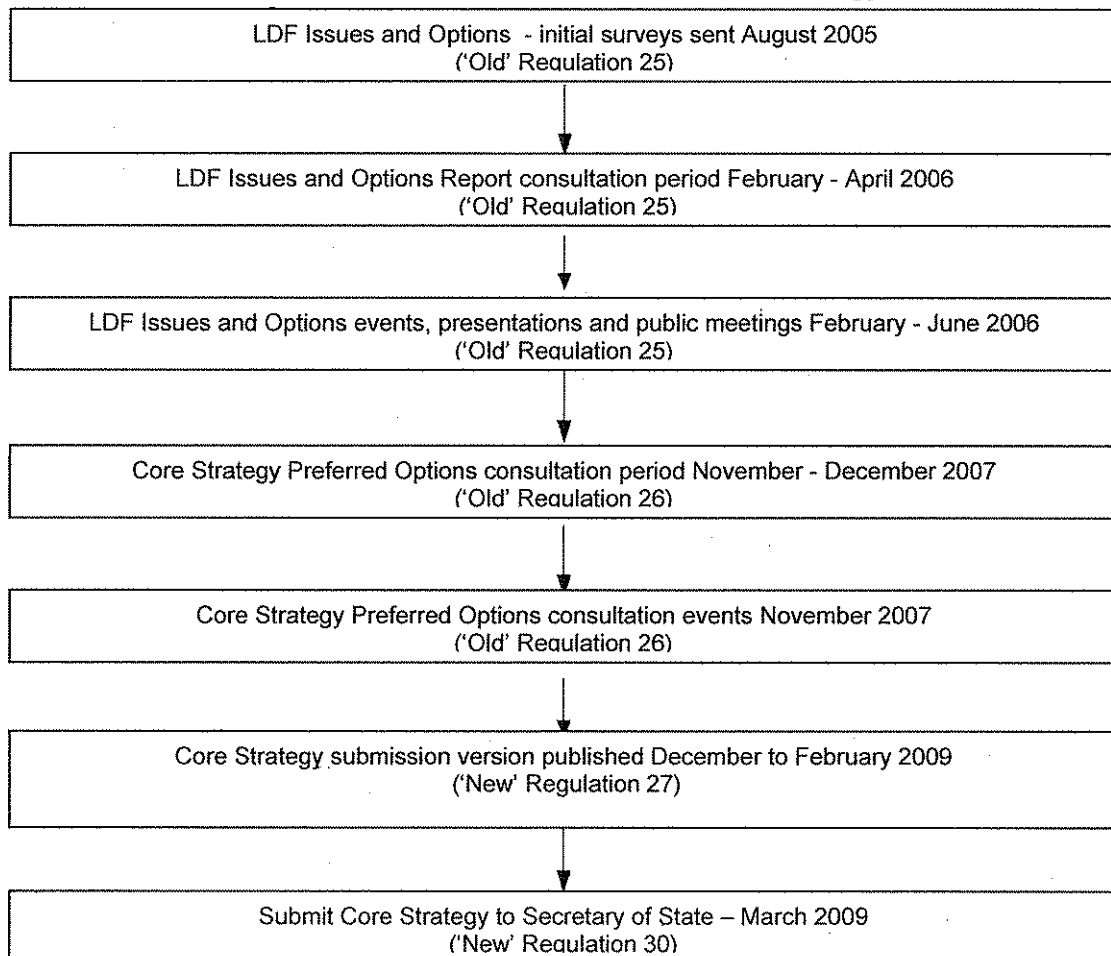
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# 1. Introduction

- 1.1. This document outlines how Hertsmere Borough Council has engaged the local community and other stakeholders to participate in all of the different stages in the preparation of the Core Strategy Development Plan Document (DPD), as part of the Hertsmere Local Development Framework (LDF). This document, more specifically records:
- Who was consulted at the different stages in the preparation of the submission Core Strategy DPD;
  - The ways in which the local community and stakeholders were consulted;
  - The issues that were raised by the community and stakeholders; and
  - How the results of the consultation have been taken into account.
- 1.2. This document was prepared in line with regulation 30 1 (d)<sup>1</sup> as a record of the continuous and extensive community and stakeholder involvement that was undertaken throughout the development of the Core Strategy DPD.
- 1.3. Figure 1 below outlines the principal stages undertaken in the preparation of the Core Strategy. It should be noted that during the period in which this process took place, the relevant regulations were amended by the government, meaning that some stages occurred under the 'old'<sup>2</sup> regulations.

**Figure 1 Dates and stages for preparation of the Core Strategy**



<sup>1</sup> Regulation 30 1 (d) of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

<sup>2</sup> The Town and Country Planning (Local Development) (England) Regulations 2004



## **2. Hertsmere's Statement of Community Involvement**

- 2.1. One key change in the planning system introduced by The Planning and Compulsory Purchase Act 2004 was the requirement to undertake effective and meaningful consultation with the community and stakeholders. A Statement of Community Involvement (SCI) was adopted by the Council in 2006, which sets out how Hertsmere intends to consult the residents and other stakeholders in the Borough on documents in the LDF.
- 2.2. Hertsmere Borough Council recognises the benefits of effective community and stakeholder participation and has sought to pro-actively engage the wider community from the outset in the preparation of its LDF. This approach is reflected in the main objectives of the SCI which are to:
  - Set out how Hertsmere Council would involve community and stakeholders in the development of the Core Strategy DPD;
  - Outline who should be involved in the development of each DPD and particularly the Core Strategy DPD at each stage including a list of the statutory and non-statutory consultees who make up the Council's LDF mailing database; and
  - Provide information on the range of documents that Hertsmere would be consulting on.
- 2.3 The SCI is important in providing ideas, as well as an overall framework, for the different measures that could be used to reach the community, so that consultation can be most effective for the entire LDF process.

### **3. Summary of Issues and Options consultation**

- 3.1. A 'pre-production stage' consisted of an initial questionnaire (Appendix B), which was sent to all households in the Borough in August 2005 to gauge the opinion of the local community on a range of key planning issues. It was also used as an opportunity for householders to be included on the LDF mailing list for future consultation. Almost 1,000 responses were received which identified key issues and priorities. The deadline to return responses was 16 September 2006.
- 3.2. The Issues and Options report was then distributed in February 2006 to about 1,500 organisations and individuals who had responded previously, as well as key organisations and statutory bodies as identified in the SCI. This report covered all three of the DPDs to be prepared by the Council: the Core Strategy, Site Allocations and Development Control Policies DPDs. It was considered prudent to combine this initial consultation into a single exercise in order to maximise the effectiveness of consultation undertaken and to avoid stakeholder confusion and fatigue.
- 3.3. The document was publicised on Hertsmere's website and made available in local libraries and Council offices. Press releases were also issued (Appendix A) and posters advertising public meetings, along with a summary booklet, were also widely circulated.
- 3.4. The Issues and Options consultation formally ran for six weeks between 27 February and 10 April 2006. Four public meetings were held across the Borough in Radlett, Potters Bar, Borehamwood and Bushey from 13 March to 21 March 2006. This included a weekend drop-in session in Borehamwood and a stakeholder event aimed at members of the Local Strategic Partnership and other local groups, where planning staff and representatives were able to discuss the future options for the development of the borough. A presentation was given to the Hertfordshire branch of the Campaign to Protect Rural England (CPRE) in June 2006 on the LDF process. Meetings were also held with local Town and Parish Councils and there was considerable press coverage during this process (Press Release: 17 February 2006, Appendix A).
- 3.5. There were over 200 written responses as a result of these events and press coverage, which gave a clear understanding to the Council of community and stakeholder priorities. These responses contributed to the 'production stage' of the Preferred Options identified in the SCI

#### **Results**

- 3.6. The results of the initial questionnaire can be found in Appendix C, which gives the results in terms of a ranked level of priority for all questions asked, divided into 19 issues. The highest and lowest priorities are summarised below (in order of respondents priorities, with 1 being a high priority and 5 being a low priority):
  - 1.30 Protection of the Green Belt
  - 1.38 Protecting open space in towns
  - 1.46 Protecting local shopping facilities
  - 1.58 Protection of wildlife and habitats
  - 1.71 Reducing traffic congestion

- 2.73 More 1 and 2 bed properties
- 2.77 Land for additional recreational facilities
- 3.35 More 3 and 4 bed properties
- 3.50 Providing additional Employment Land
- 4.35 Gypsy and traveller sites

3.7. The results from the pre-production survey provided a focus for the topics to be considered at the public exhibitions and meetings. The results from the production stage of the consultation process within Issues and Options are more specific and detailed, and can be found in full in Appendix I. Key findings are summarised below:

- Additional land for housing should come from surplus employment land rather than green field land;
- There was no specific conclusion on affordable housing policy except on the continued promotion of rural exceptions policy;
- New housing should reflect locally identified need and demand, and its scale and design should be considered on a site by site basis, and in relation to the size and scale of the town;
- There should be a limit on the amount of large residential plots redeveloped to provide smaller houses or flats;
- To maintain the current approach to gypsy and traveller policy rather than make additional provision through new or extended sites;
- Large development sites should provide a variety of facilities for the community and a developer tariff should be placed on smaller schemes;
- There was no specific consensus on the status of the green belt or safeguarded sites, for land use and diversification in the countryside, or for the approach to employment land; and
- Greater emphasis on renewable energy, alternative modes of transport to the car, and increased protection of town and neighbourhood shopping facilities.

#### **4. Summary of Preferred Options consultation**

- 4.1. The findings of the Issue and Options consultation helped to provide a basis for the development of more detailed Preferred Options. A draft of the Core Strategy Preferred Options Document, endorsed by the Council's Executive, was sent to the Government Office for the East of England for informal comments. This was considered prudent because of the complexities associated with the new development plans system and in the light of recently examined DPDs elsewhere in the country failing to meet the then tests of soundness as set out in Planning Policy Statement 12. The response received from the Government Office resulted in a number of important changes to the document and in particular the inclusion of greater specificity relating to broad locations for future housing development in the Green Belt.
- 4.2. The consultation for the Preferred Options Core Strategy DPD ran for six weeks from 5 November to 17 December 2007. The document put forward for public consultation the Council's preferred approach to the spatial planning of the borough. The options identified, informed by the findings of the earlier public consultation undertaken, covered a range of strategic spatial policies as well as topic-based policies covering housing; employment; open land and the environment; building sustainable communities; transport and parking; and retail.
- 4.3. The Preferred Options document was circulated amongst approximately 1,500 consultees which included residents, businesses, secondary schools, housing associations, town and parish councils, surrounding local authorities, interest groups and statutory bodies.

#### **Methods and results of public consultation**

- 4.4. The consultation for the document was publicised on Hertsmere's website for the six week period, available in local libraries and Council offices, and through articles and public notices in the local press on the 1 and 2 November 2007 (Appendix J). A summary leaflet was also produced to summarise the document and allow greater distribution of the document to the consultation bodies.
- 4.5. Five public exhibitions were held from 13 to the 27 November 2007 at locations in Shenley, Potters Bar, Borehamwood, Radlett and Bushey. During the four hours at each location a presentation was shown on a projector screen on a loop and a series of informative posters were displayed (Appendix K), which set out a summary of the document and the preferred options. Council officers were present at each exhibition, which allowed for questions and verbal feedback, in addition to written response forms that were distributed via the post to consultees and at the public exhibitions.
- 4.6. A presentation was given at three schools in order to gauge the views of the pupils as to how they wanted their borough to develop with particular reference to housing, infrastructure, transport, the environment, employment and town centres. The classes were mainly geography GCSE or sixth form students split into small groups, where they wrote down their priorities and preferences as part of an 'Ideas Catcher' exercise.

- 4.7. The common themes that came out of the presentations and Ideas Catchers at the secondary schools were the need for more readily available and cheaper housing, and improved transport links. Some other issues raised involved the role of the green belt, the protection of wildlife sites, the enhancement of town centres, the accommodation of new gypsy sites, and the protection of local employment opportunities. The full results of this can be found in Appendix L.
- 4.8. A large number of responses were received in connection with the Core Strategy Preferred Options from consultees through the response form provided by the Council. In total, approximately 600 comments were recorded from about 100 residents, businesses or other stakeholders. Comments on the key diagram, paragraphs, tables and policies were all recorded individually and considered, which are set out in Appendix M.
- 4.9. The Government Office for the East of England responded with the most detailed representation, which is summarised below:
- The document needed to be more 'spatial' with a greater emphasis in terms of where the focus of change may occur;
  - Spatial Strategy could contain more detail in terms of the distribution and scale of non-residential growth in the Borough;
  - Spatial policies (SP1 – SP6) lacked Hertsmere distinctiveness and so suggested restructuring document (recognising this to be contrary to their previous advice in January 2007);
  - The Council's own concerns over housing numbers and its capacity to accommodate were perceived to be 'dominating' the document;
  - Lack of reference to 5,000 homes in any of the policies; this number needed to be emphasised as a minimum rather than a ceiling not to be exceeded;
  - CS4 Affordable Housing could be worded in a more positive way;
  - CS6 Gypsy and Traveller wording needed to be less ambiguous and include a firmer commitment;
  - Concerns as to whether there was sufficient evidence to support the absence of additional employment allocations, including 'compensatory' allocations where existing employment sites are to be released; and
  - A greater emphasis needed on the need to locate offices in town centres.
- 4.10. A number of important changes were made to the document to provide additional spatial detail and local distinctiveness, as well as the need to convey a more 'positive' policy approach to accommodating regional and national growth requirements. Other changes to the Core Strategy included:
- The addition of a 'Spatial Portrait' to make the document more location specific, which contextualises the Core Strategy Spatial Vision, in Table 4.
  - The strategic spatial policies in the Preferred Options being reduced to one policy (SP1) to reduce repetition, whilst summarising the overarching approach to accommodating sustainable development in Hertsmere.
  - Various changes to the Key Diagram

- Changes to the amount of Affordable Housing which will be sought through Policy CS4, increasing from 25% to 35
  - Hertsmere-specific figures, statistics and description have been added to Chapter five, to provide increased context
  - Reference in Chapter 6 to the Community Infrastructure Levy (CIL), which is being devised at the county level and began in 2008.
- 4.11. Some site representations for the Site Allocations DPD also came through from the consultation process. Although many of these were not directly relevant to the preferred options report, they will clearly inform the preparation of the Site Allocations DPD.

## **5. Conclusion**

- 5.1. The Council considers that the process followed in the production of the Core Strategy has complied with both the relevant regulations and the Council's own SCI.
- 5.2. The Core Strategy is based on the principle of making the best use of previously developed land although it identifies a possible need to use green belt land for housing towards the end of the Plan period. The resulting submission Core Strategy DPD now includes 28 spatial and strategic policies and is considered to be in general conformity with the East of England Plan (RSS14) as well as national planning policy requirements. The Core Strategy has been informed and guided by the outcome of public consultation set out and summarised above, as well as a substantial evidence base including the Urban Capacity Study, Central Hertfordshire Employment Land Review, Strategic Flood Risk Assessment, and Town Centres Report. It should, however, be emphasised that it has not always been possible to find a consensus amongst stakeholders, particularly the contentious issues relating to the scale, distribution and location of future housing in the Borough. The submission Core Strategy, however, has sought to balance these conflicting interests by providing a degree of flexibility in key policy areas whilst, it is considered, providing a measure of certainty and clarity as to how growth in the Borough can occur over the next 15 years.
- 5.3. The accompanying Statement of Representations provides a summary of the representations received following publication of the Core Strategy in December 2008 for submission to the Secretary of State.

## 6. Appendices



## **A - Relevant Press Releases by Hertsmere Borough Council**





# NEWS

Hertsmere Borough Council  
Civic Offices, Elstree Way  
Borehamwood,  
Herts WD6 1WA  
Tel: 020 8207 2277

PR 223

17 February 2006

For immediate release

## Issues and options

You can help shape the Borough - that is the message from Hertsmere Borough Council today.

The Council is working to produce a development plan for Hertsmere, known as the Local Development Framework (LDF). The LDF will shape the Borough up until 2021 and your views are essential. Do you want to protect our green belts? How much more housing is needed and where should it be built? How would you like your towns to develop? And what are your views on dealing with car use?

These are just some of the issues the Council wants residents to become involved in and from Monday 27 February, the Council's 55-page document called 'Issues and Options', which sets out the strategic choices, is being made available.

Councillor Rebecca Foy, portfolio holder for Resources and Performance Improvement, said: "This document marks a key point in planning for the future of the Borough and how we consult with residents on future plans.

"The Issues and Options report sets out a range of options for how the Borough could develop up to 2021. These options propose different scenarios for development and this is your chance to directly feed in to the strategic decision making of Hertsmere Borough Council.

"There is a six-week consultation period in which to help shape the future of Hertsmere, so I would encourage people to become involved."

Public consultations are taking place across the Borough:  
7.30pm to 9.30pm, Monday 13 March Christ Church Hall, Radlett  
7.30pm to 9.30pm, Thursday 16 March Bushey Country Club, High Street, Bushey  
7.30pm to 9.30pm, Tuesday 21 March Civic Offices, Elstree Way, Borehamwood  
8pm to 10pm, Thursday 23 March King Charles Church, Mutton Lane, Potters Bar

There will also be an informal drop-in session where Council representatives will be available to discuss the options. This will be on Saturday 18 March at Aberford Hall, Aberford Road, Borehamwood from 10am until 11.30am.

In addition, there will be information available at all the Borough's libraries.

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Hertsmere Borough Council - [www.hertsmere.gov.uk](http://www.hertsmere.gov.uk)  
Email: [corporate.communications@hertsmere.gov.uk](mailto:corporate.communications@hertsmere.gov.uk)

The Issues and Options document itself was as a result of a questionnaire sent to every household in Hertsmere to gauge opinion on a number of key issues. Almost 1,000 people responded with several key issues identified as priorities by residents, including the protection of the green belt and local shopping facilities.

Copies of the main report and summary will be available on the website from 27th February - [www.hertsmere.gov.uk](http://www.hertsmere.gov.uk) - or at libraries across the Borough, together with a response form. Copies are also available upon request by calling 020 8207 2277 or emailing [planning@hertsmere.gov.uk](mailto:planning@hertsmere.gov.uk)

Your responses should be returned, by Monday 10 April, to:

Policy and Transport Team  
Planning and Building Control  
Hertsmere Borough Council  
Elstree Way  
Borehamwood  
Herts  
WD6 1WA

Issued by Keely Smith  
Corporate Communications Officer  
Hertsmere Borough Council  
Tel: 020 8207 2277  
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Hertsmere Borough Council - [www.hertsmere.gov.uk](http://www.hertsmere.gov.uk)  
Email: [corporate.communications@hertsmere.gov.uk](mailto:corporate.communications@hertsmere.gov.uk)



# NEWS

Hertsmere Borough Council  
Civic Offices, Elstree Way  
Borehamwood,  
Herts WD6 1WA  
Tel: 020 8207 2277

PR 238

03 March 2006

## For immediate release

### Make your voice heard

Residents are being reminded to make their views known on how Hertsmere is to develop in the future.

Public meetings are being held across the Borough as part of the Council's work to produce a development plan for Hertsmere, known as the Local Development Framework (LDF). The LDF will shape the Borough up until 2021.

So do you want to protect our green belts? How much more housing is needed and where should it be built? How would you like your towns to develop? And what are your views on dealing with car use?

Make sure you come along to one of the public consultations to hear and see for yourself what options are on the table and how you can help to shape the future.

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Your responses to our consultation should be returned, by Monday 10 April, to:

Policy and Transport Team  
Planning and Building Control

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Email: [corporate.communications@hertsmere.gov.uk](mailto:corporate.communications@hertsmere.gov.uk)

Hertsmere Borough Council  
Elstree Way  
Borehamwood  
Herts  
WD6 1WA

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# NEWS

Hertsmere Borough Council  
Civic Offices, Eilstone Way  
Borehamwood,  
Herts. WD6 1WA  
Tel: 020 8207 2277

PR 242

09 March 2006

For immediate release

## Where should we build our new homes?

With 80% of land in Hertsmere green belt, your views are being sought on how to find room for the 4,200 new homes needed in the area by 2021.

Hertsmere Borough Council is currently asking residents for views on how it can meet those targets and how the area can develop in the future.

Public meetings are being held across the Borough as part of the Council's work to produce a development plan for Hertsmere, known as the Local Development Framework (LDF). The LDF will shape the Borough up until 2021.

Mark Silverman, Policy and Transport Manager, said: "We are looking carefully at all the issues on how the area should develop so it is really important that residents give their views. Do you want to protect our green belts? Where should new housing be built? And what are your views on dealing with car use? These are important issues which will have an impact on us all."

Public consultations are being held on:

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The Issues and Options document itself was as a result of a questionnaire sent to every household in Hertsmere to gauge opinion on a number of key issues. Almost 1,000 people responded with several key issues identified as priorities by residents, including the protection of the green belt and local shopping facilities.

Your responses to our consultation should be returned, by Monday 10 April, to:

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Email: [corporatecommunications@hertsmere.gov.uk](mailto:corporatecommunications@hertsmere.gov.uk)

Policy and Transport Team  
Planning and Building Control  
Hertsmere Borough Council  
Eilstone Way  
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## Notes for Editors

Mark Silverman is available for interview. Please contact Corporate Communications to arrange.

Issued by:

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# NEWS

Hertsmere Borough Council  
Civic Offices, Elstree Way  
Borehamwood  
Herts, WD6 1WA  
Tel: 020 8207 2277

PR 579

29 October 2007

## For Immediate Release

### You can help shape the future of Hertsmere

Do you have a view on how Hertsmere should develop over the next 15 years? Where new homes should be built? How should employment and other essential development needs be catered for? Or how our town and local centres can be strengthened?

Hertsmere Borough Council has to put together a plan setting out the principles to guide development in the borough until 2021. This addresses national guidance, as well as community needs, and we need your views to help shape this. Once adopted by us the plan will become the most important document for assessing planning applications in the future.

You've already given us some initial views and these have formed our preferred options for the plan - called the Core Strategy. Now we need to hear from you further about these preferred options before our plans are submitted for Government examination. A number of public exhibitions are being held (see details below) so please come along and talk to us.

#### What does the Core Strategy cover?

Through assessment and consultation we have, with your help, already identified key planning priorities up and until 2021. These are:

- Creating a safer environment, through secure and accessible developments;
- Meeting local housing need;
- Sustaining the quality of Hertsmere's natural and built environment;
- Strengthening communities and promoting cultural opportunities; and
- Encouraging economic development and education.

#### What does this mean?

The Core Strategy is quite complex, but it proposes a number of important policies to guide future development in the borough to support the following key areas:

#### Housing

- Meet Government house building requirements.
- Provide for a small amount of housing outside of existing urban areas at the end of the Plan period, in line with Government requirements.
- Spread house-building evenly over the period ending 2021.
- Provide housing for all sections of the community.

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Email: [corporate.communications@hertsmere.gov.uk](mailto:corporate.communications@hertsmere.gov.uk)

- Meet Government requirements for gypsy and traveller sites.

#### Economy

- Protect areas of importance for local employment and promote affordable locations for local enterprise.
- Protect Hertsmere's role in the film industry.

#### Sustainability

- Protect and enhance the Green Belt and important natural or historical sites.
- Encourage greater access to open spaces and the countryside.
- Require new development to be environmentally friendly.
- Aim to retain existing facilities for local communities.
- Promote developments that combine housing, commerce and local facilities.
- Require large developers to make a contribution to the community.
- Require safe, well-designed and accessible development.

#### Transport

- Encourage developments with good transport links.
- Create standards to govern the number of off-street car parking spaces on new developments.
- Promote safe and sustainable forms of transport.

#### Retail

- Protect and promote town centre shops.
- Allow small-scale retail development in Shenley.
- Ensure that town centres are safe and enjoyable during evening hours.

A copy of the full Core Strategy Preferred Options will be available on our website from Monday 5 November or we can send it to you on CD if you would prefer. A summary leaflet is also available.

#### How can you comment?

Come and visit us at one of our exhibitions and drop-in sessions, anytime between 4.30pm and 8.30pm at:

- Shenley Cricket Centre, Radlett Lane, Shenley - Tuesday 13 November
- Wyllyotts Centre, Darks Lane, Potters Bar - Thursday 15 November
- Radlett Centre, 1 Aldenham Avenue, Radlett - Tuesday 20 November
- Borehamwood Football Club, Broughing Rd, Meadow Park, Borehamwood - Thursday 22 November
- Bushey Country Club, Bushey Country Club, High Street, Bushey - Tuesday 27 November

#### Or you can:

- Reply on line at [www.hertsmere.gov.uk/planning](http://www.hertsmere.gov.uk/planning)
- Call us on: 020 8207 7582;
- Write to us at:

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Email: [corporate.communications@hertsmere.gov.uk](mailto:corporate.communications@hertsmere.gov.uk)

Policy and Transport team  
Hertsmere Borough Council  
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Elstree Way  
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-Email us at [core.strategy@hertsmere.gov.uk](mailto:core.strategy@hertsmere.gov.uk)

Closing date for responses is 17 December, 2007.

Once we get your views on the preferred options, we can then shape the Core Strategy which is expected to be finalised in 2008, and then submitted to Government for public examination.

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# NEWS

PR 832

26 November 2008

For Immediate Release

## Shaping the future of Hertsmere

Can you imagine Hertsmere in 2021? The council has developed a Core Strategy that sets out the principles to guide development in the borough until 2021.

The document will be available to the public at libraries and council offices throughout Hertsmere, and on our website from 8 December for eight weeks to comment on.

During this time you can state whether the Core Strategy is in line with what the Government requests and if the document is 'sound', which is measured by if the document is 'justified' and if it would be 'effective'. This is defined by whether the plan has a good evidence base and has been well researched; and how effective the plan will be, in terms of if it can be delivered, if the plan is adaptable to change and if it can be monitored.

A response form is available for people to submit comments. After this eight week period the document will then be submitted to the Secretary of State to be approved for use by the council. Once adopted by us the plan will become the most important document for assessing planning applications in the future.

During November last year, members of the public were able to contribute to the strategy during a consultation period and public exhibitions were held across the borough.

What does the Core Strategy cover?

Through assessment and consultation we have, with your help, already identified key planning priorities up and until 2021. These are:

- Creating a safer environment, through secure and accessible developments;
- Meeting local housing need;
- Sustaining the quality of Hertsmere's natural and built environment;
- Strengthening communities and promoting cultural opportunities; and
- Encouraging economic development and education.

What does this mean?

The Core Strategy is quite complex, but it proposes a number of important policies to guide future development in the borough to support the following key areas:

Housing

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- Meet Government house building requirements is 5,000 homes in Hertsmere from 2001 to 2021.

- This may mean we have to provide for a small amount of housing outside of existing urban areas at the end of the Plan period, in line with Government requirements.
- Spread house building evenly over the period ending 2021.
- Provide housing for all sections of the community, including an aim of 100% of residential units being lifetime homes standard, and for residential developments of more than 15 units or more 0.5 hectares to have 35% affordable housing.
- Meet Government requirements for gypsy and traveller sites.

### Economy

- Protect areas of importance for local employment and promote affordable locations for local enterprise, although there will be no need to allocate more land for employment.
- Protect Hertsmere's role in the film industry.

### Sustainability

- Protect and enhance the Green Belt and important natural or historical sites.
- Encourage greater access to open spaces and the countryside.
- Require larger developments to off-site.
- Aim to retain existing facilities for local communities.
- Promote developments that combine housing, commerce and local facilities.
- Require large developers to make a contribution to the community.
- Require safe, well-designed and accessible development.

### Transport

- Encourage developments with good transport links.
- Create standards to govern the number of off-street car parking spaces on new developments.
- Promote safe and sustainable forms of transport.
- We are advocating an infrastructure levy on developments of 15 or fewer new houses

### Retail

- Protect and promote town centre shops through the use limits to non-retail units.
- Allow small-scale retail development in Shenley village.
- Ensure that town centres are safe and enjoyable during evening hours.

You can submit your views by completing the response form on-line at [www.hertsmere.gov.uk](http://www.hertsmere.gov.uk) emailing: [core.strategy@hertsmere.gov.uk](mailto:core.strategy@hertsmere.gov.uk) or posting it to:

Policy and Transport team  
Hertsmere Borough Council  
Civic Offices  
Elstree Way  
Borehamwood  
Herts WD6 1WA

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## **B - Questionnaire 2005**





# HERTSMERE BOROUGH COUNCIL

## HELP US TO PLAN FOR HERTSMERE'S FUTURE

### Dear Resident

The Council is in the early stages of producing new plans which will provide guidance on how the Borough develops and changes over the next 16 years.

Called the Local Development Framework, these plans will cover issues such as housing, employment, transport, open space and recreation.

We need to know what are the important issues for you. Please take time to read this leaflet and complete the questionnaire and return it to me by 16 September.

We cannot promise that we will be able to take on board everybody's individual views as they often vary. However, by knowing at this early stage in the process what are considered to be the key issues for Hertsmere's residents it will help us to plan for the future.

I look forward to receiving your views.

**Richard Grove**  
Head of Planning and Building Control

### Introduction

The Government has introduced major changes to the way the planning system works. There will now be a Regional Plan for the whole of the East of England (which includes Hertsmere), for the period up until 2021, which will set out overall policies in key areas such as the environment and transport and will set targets for the number of houses and jobs needed in the region. The Regional Plan is currently in draft form but as soon as it has been approved, Hertsmere will need to produce its own plans which must be consistent with the regional objectives. This will be known as the Local Development Framework (LDF).

As part of this the Council is producing a Core Strategy which will set out key policies to guide the future planning of the Borough.

### Issues for Hertsmere

This leaflet explains some of the key issues we need to take into account. Please take time to read it before completing the short questionnaire. The questionnaire can also be completed on-line at [www.hertsmere.gov.uk](http://www.hertsmere.gov.uk).

Although the Local Development Framework will not resolve all these issues, we hope it will play a part in improving Hertsmere for local residents and businesses.

### Housing

The draft East of England Plan currently sets a target to provide 4,200 additional homes in Hertsmere between 2001 and 2021. This number could change before the plan is finally approved. More than 1,600 new homes (flats and houses) have already been completed or have planning permission. This means that to meet our current target, 2,600 homes still have to be granted permission and built.

Our challenge will be to decide on how best to plan for this. The Council has in the past placed the emphasis on using existing urban sites such as former employment land and redevelopment of existing residential sites.

In the future some new housing may have to be built on greenfield sites (areas which have not previously been built on). To prevent this we may have to increase housing densities (the number of houses or flats on a given area of land).

In Hertsmere house prices are high making suitable housing difficult for many people to afford. A challenge is how best to provide for the housing needs of local people who cannot afford to buy or rent locally, referred to as affordable housing (houses usually provided by a housing association for social rent purposes, 'key workers' or made available for people to buy on a part buy / part rent basis). In addition we need to provide the right mix of private sector housing to meet future needs.

A study of the housing needs of gypsies and travellers has concluded that more pitches should be made available within the wider south-west Hertfordshire area (of which Hertsmere is a part). We need to investigate potential sites suitable for gypsies and travellers.

### The Environment

A key challenge will be to provide for Hertsmere's development needs whilst ensuring that the environment of the Borough is protected and enhanced.

Approximately 80% of the Borough is Green Belt. The main aim of the Green Belt is to restrict development and stop the outward growth of London. The Council has for many years sought to ensure that Hertsmere's Green Belt is protected from inappropriate development.

Much emphasis is made today on delivering what is called sustainable development, which means we must meet our own development targets without damaging the environment for future generations. We have to make sure our Core Strategy helps to meet our targets while minimising any negative effects. Climate change and the use of natural resources are important considerations. The Core Strategy will need to reflect these issues, particularly by encouraging efficient water use, supporting measures to minimise the use of energy in new and existing development and exploring opportunities for the use of renewable energy sources.

The Core Strategy should also prevent damage to wildlife and their habitats. We have a legal duty to prevent harm to protected sites and species and look after landscapes which are considered locally important.

The Core Strategy should also protect the historic environment (e.g. listed buildings, conservation areas, areas of archaeological importance).

## Local Economy

### Employment land

We want Hertsmere to be a vibrant place to live and work. There are a number of important employers and employment sectors (e.g. film and television) within Hertsmere. There are currently six areas where land is protected for employment uses such as Cranborne Road in Potters Bar, and Elstree Way in Borehamwood. However, much of the Borough's employment is located outside of these sites.

We will have to review the existing employment areas and identify other areas where development which provides new jobs could be encouraged or protected.

### Retail

There are four main towns in Hertsmere: Borehamwood; Bushey; Potters Bar and Radlett and each has its own centres with shopping and recreational facilities.

In recent years we have seen an increased demand for non-retail units (e.g. cafes, take-aways, estate agents, offices) within our town centres. We have to decide the best mix of businesses we allow in our towns in order to support their vitality and viability.

As well as the town centres, there are a number of smaller parades which meet local needs. It is important to make sure that the Core Strategy gives these areas an appropriate level of protection against other types of development.

### Community and Recreational Facilities

There are a large number of community and recreation facilities available in the Borough. These range from leisure centres and swimming pools to doctors surgeries to scout huts. We need to decide if more land is required for these uses and make sure that any new development is sited in appropriate locations.

We also need to ensure an appropriate level of protection is given to areas of open land within our towns such as playing fields, allotments and parks. We will have to ensure that new development contributes towards facilities such as schools and open spaces which are required as a result of that development.

### Transport

Car ownership in Hertsmere is above the national average and many of our roads can suffer from congestion. The planning system can help reduce car use by making sure that new development is sited in locations which minimise the need to travel or has good access to facilities and public transport. We will need to review the level of

parking provision we allow on new developments.

We also encourage employers to develop what are called Green Travel Plans to help their employees use alternatives to the car to get to work or share journeys if possible.

## Next Stages

The key stages in the preparation of the Core Strategy will be:

1. Consultation on issues and options November 2005
2. Consultation on preferred options early 2006
3. Submit Core Strategy to the Government by January 2007.

## Your Views

We want our Local Development Framework to take your views into account. To have your say, at this early stage, please complete the questionnaire, either by filling in the copy or by visiting our website at [www.hertsmere.gov.uk](http://www.hertsmere.gov.uk). Send responses to The Policy and Transport Team, Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood, WD6 1WA or take them to the collection points listed below by **Friday 16th September**.

We want to have a better understanding of what are the important planning issues for Hertsmere residents. Completing the questionnaire is the first step in the process. Individual view points will vary and we will need to balance these with the responses of other residents. There will be further opportunities to make more detailed comments as part of the process of developing our Core Strategy.

## Collection Points can be found at:

- Civic Offices, Elstree Way, Borehamwood
- Bushey Information Office, High Street, Bushey
- Potters Bar Information Office, Wyllyotts Centre, Wyllyotts Place, Darkes Lane, Potters Bar
- Bushey Library, Sparrows Herne
- Potters Bar (Cranborne) Library, Mutton Lane
- Potters Bar (Oakmere) Library, The Elms, High Street
- Radlett Library, 1 Aldenham Avenue

Once all the results have been collected and analysed, they will be made publicly available. We hope to do this by November.

# WE WANT YOUR VIEWS

This survey can also be completed on-line at [www.hertsmere.gov.uk](http://www.hertsmere.gov.uk)

Please return completed questionnaires to The Policy and Transport Team, Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood Herts, WD6 1WA or see the leaflet for collection points.

**1. Look at the list below and tell us whether or not you think this is a priority.  
Tick one box for each statement where 1 = high priority and 5 = low priority.**

	High Priority				Low Priority	Not relevant
	1	2	3	4	5	to me
Providing as much housing as possible within existing towns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing more affordable housing (housing association, key worker, part rent / buy)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing more 1 and 2 bedroom houses / flats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing more 3 and 4 bedroom houses / flats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing sites for gypsies and travellers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection of the Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encouraging renewable energy and energy saving measures (eg solar panels and wind turbines)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection of wildlife and habitats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection of listed buildings, conservation areas, areas of archeological importance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting existing Employment Land for industrial, warehousing and office use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing additional Employment Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restricting the number of non-retail units permitted in our town centres (cafes, estates agents, offices)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting local shopping facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing land for additional community facilities (e.g. Doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing land for additional recreational facilities (e.g. Cinemas, Leisure Centres)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting existing open space within our towns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ensuring new development has good access to bus, road and rail links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encouraging measures to reduce the need to travel to work by car "Green Travel Plans" eg cycling, working from home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reducing traffic congestion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q2 If we cannot build all our new houses within existing towns, what type of land do you think should be considered for development? (Please tick all that apply)**

School Playing Fields	<input type="checkbox"/>	Open Space within towns	<input type="checkbox"/>	Allotments	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	Employment Land	<input type="checkbox"/>	None of the above	<input type="checkbox"/>

**Q3 Government guidance suggests that, in new housing developments, a maximum of three off-road spaces should be provided for every two houses. On average, do you think that this is...**

Too much parking?	<input type="checkbox"/>	About right?	<input type="checkbox"/>	Not enough parking?	<input type="checkbox"/>
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**Q4 What do you think of the variety of services currently available in your town centres? For each of the shop types below, please tick the box which you feel is most appropriate**

	Too Many	About Right	Not Enough	Not relevant to me
Retail units (shops)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services (e.g. Banks, Estate Agents, Offices)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cafes and Restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Take-aways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q5** Thinking about the shops in your local neighbourhood, please indicate how often you make use of these facilities. Please state the road(s) / parade(s) to which your answers refer.

	More than 3 times a week	2-3 times a week	Once a week	Less than once a week	Infrequently / Never
.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If there are no local shops in your area, please tick this box	<input type="checkbox"/>				

**Q6** What new or extra community and recreational facilities (if any) do you think are needed in Hertsmere? (please tick all that apply)

Doctors Surgeries / Dentists	<input type="checkbox"/>	Parks / Open Spaces / Playgrounds	<input type="checkbox"/>
Sports / Leisure Centres	<input type="checkbox"/>	Activities for young people	<input type="checkbox"/>
Cinemas / Theatres	<input type="checkbox"/>	No extra facilities are needed	<input type="checkbox"/>
Libraries / Museums	<input type="checkbox"/>		
Other (please specify).....			

**Q7** Are there any other key planning issues not mentioned in this questionnaire that you think we should be considering?

.....

.....

.....

.....

.....

.....

You do not have to answer the following questions, but they will help us in the analysis of our results

**Q8** Do you (tick all that apply)...

Live in Hertsmere?	<input type="checkbox"/>	Own property / land in Hertsmere (other than your own house)?	<input type="checkbox"/>
Work in Hertsmere?	<input type="checkbox"/>	Own a business in Hertsmere?	<input type="checkbox"/>

**Q9** Where in the Borough do you live or work? (if you live and work in the Borough, please tick where you live)

Borehamwood	<input type="checkbox"/>	Radlett	<input type="checkbox"/>	Bushey	<input type="checkbox"/>
Shenley	<input type="checkbox"/>	Elstree	<input type="checkbox"/>	Other	<input type="checkbox"/>
Potters Bar	<input type="checkbox"/>	I don't live or work in the Borough	<input type="checkbox"/>		

**Q10** If you would like to be informed when the the next stage of the Core Strategy is released for consultation, please provide your name, address and / or e-mail in the space provided.

Name: .....

Address: .....

.....

E-mail: .....

Thank you for taking the time to complete this questionnaire.

**Please Note:**

<p>1. Your name and address will be held separately from your responses and you will remain anonymous in any results that are published.</p>	<p>2. Your name and address will not be used for any other purpose and will not be passed on to any other department in the Council.</p> <p>3. We will only hold your name and address on file for the duration of the Core Strategy process.</p>
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## **C - Issues Scoping Consultation summary of results**



# Local Development Framework (LDF) Core Strategy

## Issues Scoping Consultation

### Summary of Results

#### 1 Introduction

- 1.1 In preparation for the production of Hertsmere's new LDF Core Strategy, a consultation questionnaire was sent to every household in the Borough in late August / early September 2005. The aim of the consultation was to gauge householder opinion on a number of key issues to help guide the preparation of the Borough's forthcoming Issues and Options report.
- 1.2 Although not a statutory requirement under the new Planning Act, this scoping consultation is consistent with the principle of 'front-loading' and early community engagement as promoted by the new Planning and Compulsory Purchase Act, PPS12 and associated Government Guidance on the preparation of planning documents under the new system.
- 1.3 Businesses, the Voluntary Sector and other agencies and stakeholders in the Borough will be invited to participate in subsequent formal consultation on the Core Strategy, starting with a more substantial Issues and Options report in early 2006.

#### 2 Responses

- 2.1 930 responses were received to the consultation. Of these, 117 (13%) were submitted electronically via the council's website with the remainder being returned either by post or via collection points provided at the Council's main and area offices and a number of libraries through the Borough.
- 2.2 Table 1, below details the location of respondents to the survey. Two-thirds of responses came from either Potters Bar or Borehamwood although from the final column of the table, it can be seen that the proportion of respondents from Borehamwood, Elstree and Radlett was broadly commensurate with the proportion of the Borough's population living in those towns. Potters Bar and Shenley were slightly over-represented in the survey responses with Bushey slightly under-represented. It is not considered that this has disproportionately skewed the results of the survey.
- 2.3 Data on age or ethnicity was not requested by the survey.

**Table 1: Location of survey respondents**

Town	Paper responses		Web responses		Total Responses		% of Hertsmere's population*
	No	%	No	%	No	%	
Borehamwood	274	33.7%	34	29.1%	308	33.1%	33.0%
Bushey	88	10.8%	10	8.5%	98	10.5%	18.0%
Elstree	21	2.6%	8	6.8%	29	3.1%	1.9%
Potters Bar	276	33.9%	31	26.5%	307	33.0%	23.3%
Radlett	76	9.3%	12	10.3%	88	9.5%	8.5%
Shenley	55	6.8%	11	9.4%	66	7.1%	4.3%
Other / not specified	23	2.8%	11	9.4%	34	3.7%	11.0%
<b>Total</b>	<b>813</b>	<b>100.0%</b>	<b>117</b>	<b>100.0%</b>	<b>930</b>	<b>100.0%</b>	<b>100.0%</b>

\* Based on data from the 2001 Census.

#### 3 Issues of importance

- 3.1 Question 1 asked respondents to rank the importance of 19 identified issues on a scale of 1 (High priority) to 5 (Low priority). Table 2 below and Figure 1 on the following page detail the responses to these questions, ordered in perceived order of importance for the Borough as a whole.

**Table 2: Question 1 – Average score of responses (1=High Priority, 5 = Low priority)**

Average Scores	All	B'wood	Bushey	Elstree	Potters Bar	Radlett	Shenley
Protection of the Green Belt	1.30	1.38	1.31	1.31	1.28	1.11	1.24
Protecting open space in towns	1.38	1.40	1.42	1.79	1.30	1.38	1.36
Protecting local shopping facilities	1.46	1.49	1.65	1.52	1.30	1.56	1.51
Protection of wildlife and habitats	1.58	1.59	1.51	1.75	1.57	1.77	1.41
Reducing traffic congestion	1.71	1.68	1.70	1.59	1.66	1.91	1.75
Protection of listed buildings / Cons Areas	1.72	1.79	1.63	1.83	1.69	1.69	1.55
Making new development accessible	1.87	1.71	1.91	1.96	1.95	1.91	1.84
Renewable energy / energy saving	1.95	1.92	1.81	1.79	2.01	2.27	1.70
Reducing the need to travel to work by car	2.07	2.08	1.97	2.22	2.05	2.22	1.76
Restricting non-retail uses	2.15	2.07	2.47	2.19	1.95	2.12	2.60
Land for additional community facilities	2.18	1.88	2.20	2.28	2.41	2.22	2.28
More affordable housing	2.53	2.43	2.35	2.84	2.45	2.80	3.02
Protecting existing employment land	2.64	2.66	2.85	2.88	2.44	2.74	2.94
Providing housing in existing towns	2.71	2.85	2.60	2.76	2.61	2.51	2.79
More 1 and 2 bed properties	2.73	2.74	2.72	2.79	2.60	2.85	2.95
Land for additional recreational facilities	2.77	2.38	3.24	2.41	2.85	3.19	2.95
More 3 and 4 bed properties	3.35	3.08	3.33	3.61	3.54	3.28	3.64
Providing additional Employment Land	3.50	3.36	3.56	4.00	3.44	3.73	3.74
Gypsy and traveller sites	4.35	4.35	4.36	4.48	4.30	4.51	4.39

Issue considered relatively more important than in Hertsmere as a whole

Issue considered relatively less important than in Hertsmere as a whole

- 3.2 The overall ranking of the statements confirmed that the protection of the Green Belt, urban open space, wildlife and habitats and protection of local shopping facilities are important priorities amongst the local population.
- 3.3 The provision of small (1 or 2 bed properties) was considered a higher priority than building large (3 or 4 bed priorities) both across the Borough as a whole and within each of the main towns. A relatively low emphasis was also placed on both the provision and protection of employment land.
- 3.4 Within all of the towns, with the exception of Potters Bar, a number of issues were identified as being of relatively higher or lower priority than the Borough average. In addition:

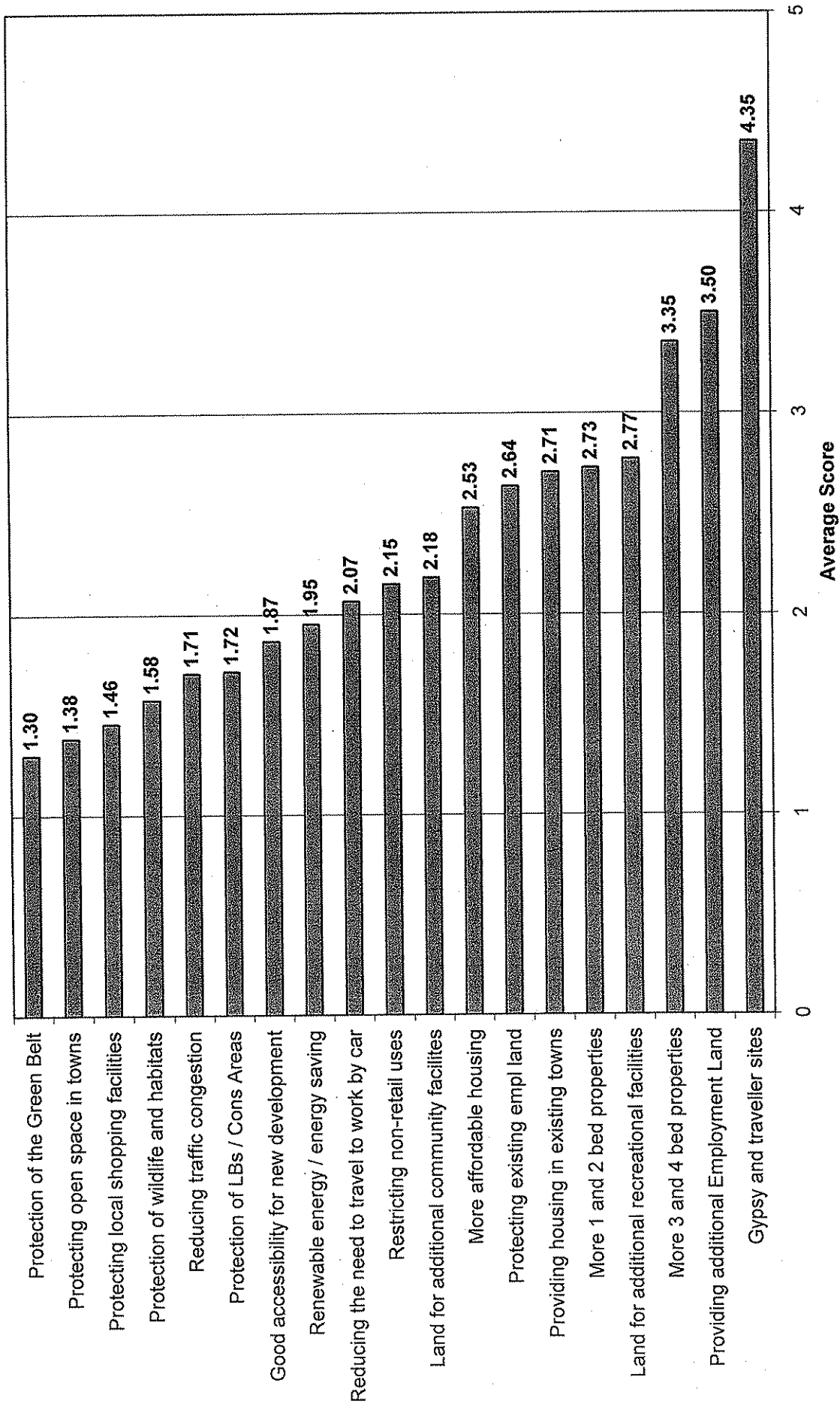
Relatively high emphasis was placed upon:

- The provision of additional recreation facilities in Borehamwood and Elstree;
- The provision of renewable energy and energy saving measures in Shenley; And
- The protection of the Green Belt around Radlett.

Relatively low emphasis was placed upon:

- The provision of additional employment land in Elstree (presumably attributable to the presence of Centennial Park);
- The restriction of non-retail uses in Bushey and Shenley; And
- The provision of additional recreation facilities in Bushey and Radlett.

**Figure 1: Question 1 - Average Scores (1=High Priority, 5=Low Priority)**



#### 4 Other Housing Issues

4.1 The survey asked participants to identify those land types which should be considered for development if it were not possible to provide new housing within existing towns.

**Table 3: Question 2 - % of respondents stating land type should be considered for development:**

	Total	B'wood	Bushey	Elstree	Potters Bar	Radlett	Shenley
School Playing Fields	3.9%	5.3%	6.2%	0.0%	3.0%	2.3%	1.5%
Allotments	23.4%	26.4%	16.5%	37.0%	19.8%	28.7%	21.5%
Employment Land	47.6%	45.9%	53.6%	63.0%	44.2%	48.3%	56.9%
Open Space in towns	20.7%	21.1%	27.8%	25.9%	17.8%	21.8%	18.5%
Green Belt	6.8%	6.6%	7.2%	3.7%	7.6%	4.6%	9.2%
None of these	29.7%	28.4%	26.8%	18.5%	32.7%	31.0%	27.7%

4.2 Employment Land was considered the most expendable for residential use, notably in Bushey and Elstree. In all, almost half of all respondents felt that employment land should be considered for development in the event of a shortfall of residential land.

4.3 Around a quarter of respondents felt allotments should be considered for development. This figure was notably lower in Potters Bar and Bushey (below 20% in both instances) and relatively higher (above 25%) in Borehamwood, Radlett and Elstree.

4.4 The relationship between Allotments and Open Space in towns is of interest. Of the two land types, urban open space was felt to be relatively more expendable than allotments in Bushey, the only town to display this trait.

4.5 Only a small proportion of respondents felt that the Green Belt or school playing fields should be considered for development, though the figure of 9.2% of Shenley respondents in favour of Green Belt development was notably higher than the average.

4.6 Despite these figures, it should also be noted that 3 in 10 respondents felt that none of these land types should be considered for residential development.

4.7 Question 3 sought opinions on the residential car parking standards advocated by central Government, through PPG3, of an average of 1.5 off road spaces per dwelling. Only 7% of respondents felt that this represented too much parking, with 36% stating this was insufficient and the remaining 57% thinking that this standard was about right.

4.8 There were some notable variations within the Borough's towns, though in all instances more than half of respondents felt that the PPG3 standard was broadly appropriate. The breakdown of results was follows:

- Borehamwood: 7% (too much) / 33% (not enough) / 59% (about right)
- Bushey: 1% / 34% / 65%
- Elstree 14% / 24% / 62%
- Potters Bar 9% / 37% / 54%
- Radlett 6% / 40% / 55%
- Shenley 3% / 51% / 46%

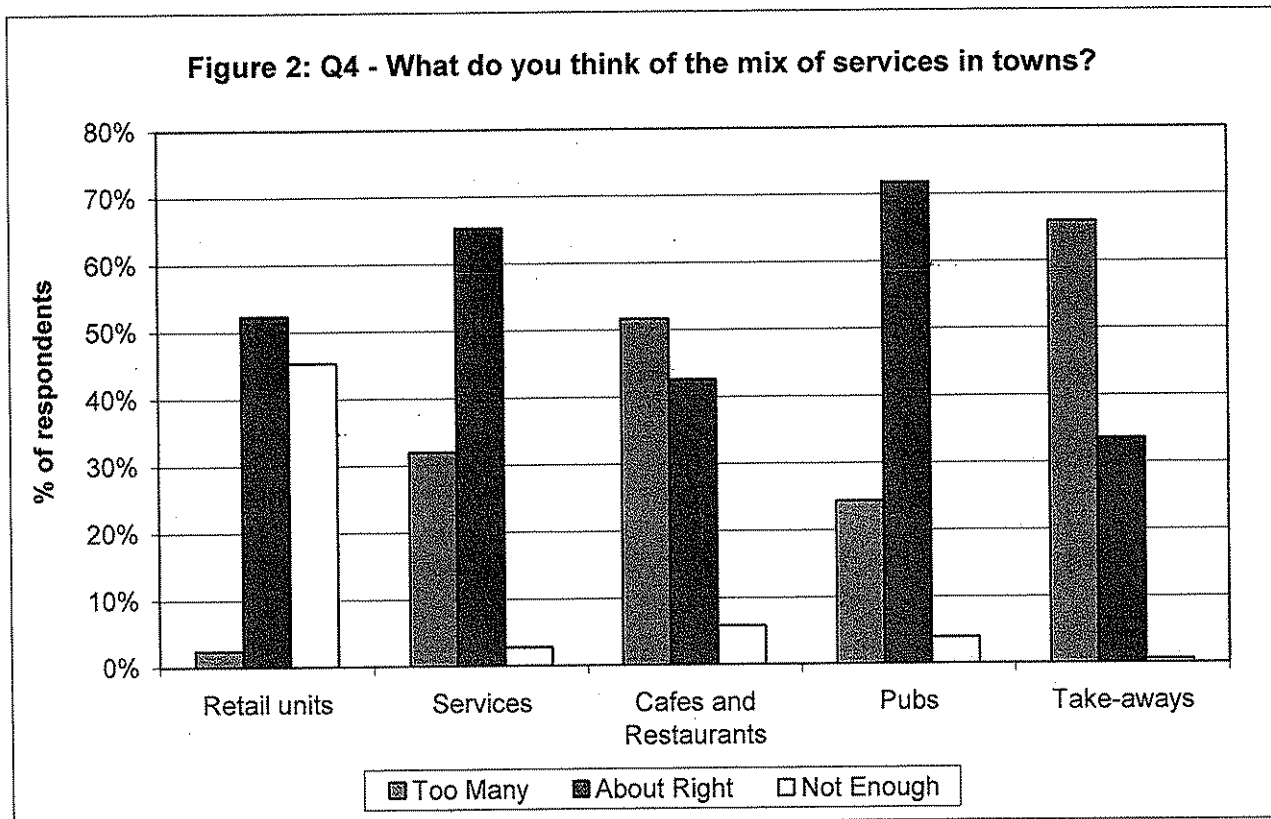
#### 5 Retail

5.1 Question 4 sought opinion on the balance of retail units available in the Borough. Figure 2, on the following page, details the overall response across the Borough. Overall, the consensus seemed to be that the level of provision of services and pubs across the Borough was about right while there were too many takeaways.

5.2 However, looking individually at the main towns reveals a number of key messages which are highlighted below. Notable amongst these was the perception that there are not enough

retail units in Potters Bar, the only town where this was felt to be the case. Respondents from Borehamwood and Potters Bar both thought there were too many takeaways.

5.3 It should be noted that the responses below relate to respondents' place of residence and their opinions may be formed, at least in part, by the use of facilities in other towns.



**Key messages from Question 4 (more than 2 in 3 respondents stating...)**

Borehamwood	➤ There are too many take-aways.
Bushey	➤ The levels of retail, cafes & restaurants and pubs are about right.
Elstree	➤ The levels of services are about right though there are too many takeaways.
Potters Bar	➤ Not enough retail units, the level of pubs is about right but there are too many takeaways.
Radlett	➤ The levels of retail units and pubs are about right.
Shenley	➤ The levels of retail units and services are about right.

5.4 The survey also sought information on the extent to which residents make use of local shopping facilities. The question was open-ended allowing respondents to specify which facilities they used and how frequently. These were then coded against a list of known facilities / centres from the Local Plan retail hierarchy. It is important to note the distinction between the quantity (the number of people identifying the area) and frequency of use (how often the respondent uses the facilities).

5.5 Within Borehamwood, aside from Shenley Road, the shops in Leeming Road and Manor Way were identified most often with each receiving a spread of responses in terms of frequency of use. From the responses, the facilities at Thirsk Road and Rossington Road appear to receive only low levels of trade though the shops at the latter were used relatively frequently even if only by a small number of people.

5.6 In Bushey, each of the identified centres received moderate amounts of use with the exception of Bournehall Avenue and Park Avenue. The shops at Bournehall Avenue were

used both infrequently and by only a small number of people, especially when viewed relative to the nearby shops at Harcourt Road.

5.7 In Potters Bar, the role of Darkes Lane as the primary shopping area was confirmed by the results. The centre was identified by 241 respondents, compared to the 131 identifying High Street as a location which they use for shopping. There were also notable variations in the patterns of use between the two centres:

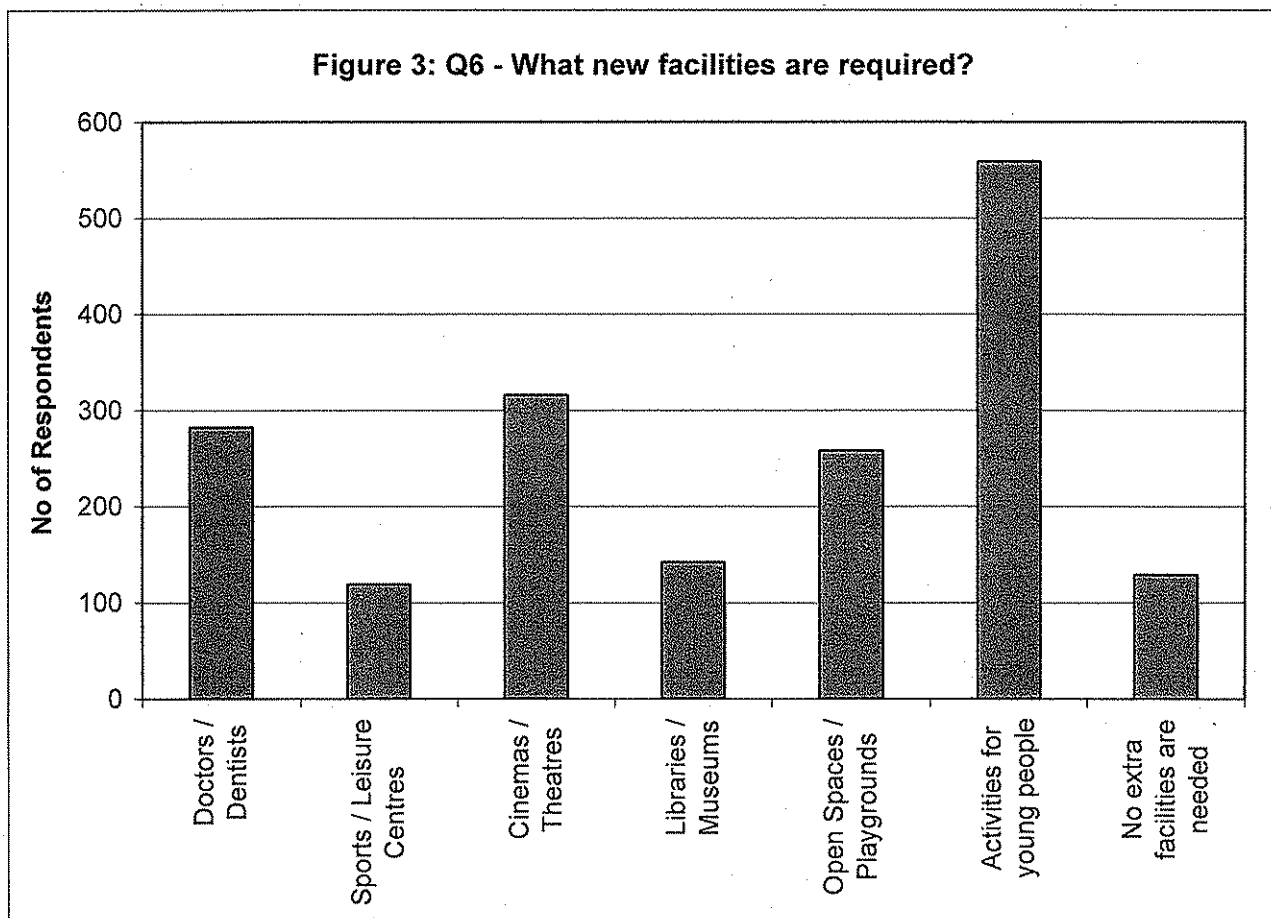
Frequency of use:	More than once a week	Once a week	Less than once a week
Darkes Lane	70.4%	24.2%	5.4%
High Street	42.7%	26.0%	31.3%

5.8 36 respondents identified Andrew Close in Shenley as being amongst the facilities they use. The frequency of use was one of the highest of all the centres in the Borough with 72% using the facilities more than once a week.

5.9 Insufficient returns were received relating to Elstree to draw any conclusions. The same was true in Radlett, outside the main centre of Watling Street.

## 6 Additional Facilities

6.1 Respondents were asked to identify, from a list of options, any additional community or recreational facilities which were required in the Borough. Additional activities for young people received the highest level of response, selected by 559 participants, almost two-thirds of the total.



6.2 Again there were notable differences between responses from the Borough's different settlements. Additional facilities for young people polled a least 60% of respondents from all towns, with the exception of Radlett where just 45% felt they were required. Indeed, Radlett received the greatest proportion of responses stating that no additional facilities were



required, 32% compared to a figure of 13% for the remainder of the Borough and just 8% for respondents from Borehamwood.

- 6.3 The responses indicated a perception of a generally low level of service provision in Borehamwood with the number of respondents requesting more doctors / dentists, cinemas / theatres and libraries / museums all noticeably above the Borough average. The provision of more libraries / museums in Elstree was also a relatively high priority in relation to the Hertsmere mean. Only 3.5% of participants from Radlett felt that new museums or libraries were required, compared to a figure of 18% for the remainder of the Borough.
- 6.4 Relatively few people felt that new sports facilities were required in Bushey (8% of respondents compared to a Borough average of 14%), the same being true of additional doctors / dentists in Radlett and Shenley.

## **7 Other issues and conclusion**

- 7.1 The questionnaire also contained two open ended questions allowing respondents to specify any further community and recreational facilities not specified in question 6 as well as any planning issues not mentioned elsewhere in the survey. Due to the volume of responses to these questions, these answers will be analysed in due course.
- 7.2 The survey has provided a useful exercise in highlighting some issues for consideration in the development of the Borough's Core Strategy. The survey provides quantifiable data to support anecdotal knowledge that a number of issues are considered key amongst the Borough's residents (e.g. protection of the Green Belt). It also served to highlight a number of specific variations in opinion across the Borough and flag up several issues considered to be of key importance at the local level.

Nigel Smith  
Planning Officer (Policy and Transport)  
020 8207 7582



## **D – Issues and Options Responses March 2006**



## Issues and Options – Responses inputted to 30/03/06

### Issue 1: The location of new housing

Options	Do You:	
	Support this option?	Object to this option?
(a) Provide required number of new homes within current policy framework.	53	9
(b) If required new homes cannot be delivered through option a), allocate both brownfield and Green Belt sites.	10	51
(c) If required new homes cannot be delivered through option a), development of allotment sites.	17	45
(d) If required new homes cannot be delivered through option a), development of surplus employment land.	48	15

### Issue 2: Affordable housing

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	40	18
(b) Lower the affordable housing trigger threshold.	22	34
(c) Raise the minimum proportion of affordable housing units to be delivered.	18	36
(d) An increased proportion of key worker or 'shared ownership' housing.	40	15
(e) Require developers to provide financial contributions for affordable housing on smaller schemes.	41	13
(f) Continue and promote the rural exceptions policy in Hertsmere.	44	16

### Issue 3: The mix of new housing

Options	Do You:	
	Support this option?	Object to this option?
(a) Requiring the mix of new housing to reflect locally identified need and demand.	53	9

### Issue 4: The density and scale of new house building

Options	Do You:	
	Support this option?	Object to this option?
(a) New housing to be considered at a density of between 30 and 50 homes per hectare.	31	20
(b) New housing in locations accessible by a variety of transport modes to be considered at a density greater than 50 homes per hectare.	19	31
(c) Consider the design and scale of new house building on site-by-site basis.	52	6
(d) Set out circumstances where housing can be considered at a density of less than 30 homes per hectare.	39	18

### Issue 5: Intensification of existing residential areas

Options	Do You:	
	Support this option?	Object to this option?
(a) Encourage the conversion of houses into flats.	29	28
(b) A limit on the amount of large residential plots redeveloped to provide smaller houses or flats.	45	17
(c) No specific limits on the number of residential plots redeveloped to provide smaller houses or flats.	21	37

### Issue 6: Gypsies and Travellers

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	51	9
(b) Additional provision in Hertsmere for Gypsy and Traveller pitched focusing on the extension of existing sites and / or the development of new sites.	11	44

### Issue 7: The scale of new development

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	32	15
(b) The scale of new commercial development should be proportionate to the size and scale of the town in which it is located.	48	11
(c) Commercial development should be primarily steered towards previously developed land in Borehamwood, Potters Bar, Bushey and Radlett (in that order).	48	8

### Issue 8: Community facilities and mixed use development

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy on financial contributions.	32	15
(b) Requiring larger residential development sites to provide a variety of other facilities.	42	16
(c) Require developers to provide financial contributions for community facilities and infrastructure including a tariff or standard charge on smaller housing schemes.	52	6
(d) Allowing conversion of some residential properties for key local community facilities.	35	20

### Issue 9: Status of the Green Belt

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	41	15
(b) Extend the Green Belt, including incorporation of areas of safeguarded land.	46	16

### Issue 10: Land use and diversification in the countryside

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	33	14
(b) Pro-active provision of appropriate rural and countryside facilities.	42	12
(c) Require developers to provide financial contributions to expand and improve countryside rights of way.	46	11
(d) Increase controls over land use and provision of facilities within the countryside.	47	10

### Issue 11: Renewable energy

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	28	21
(b) A greater emphasis on the energy requirements of new development.	55	1
(c) Provide for more renewable energy.	51	2

### Issue 12: Employment

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	25	12
(b) A market-led approach.	20	28
(c) Phased release of protected employment land over time for housing.	30	20
(d) Phased release of protected employment land over time for mixed use development.	37	15
(e) Going for growth.	14	27
(f) Promoting the film and television industry in Hertsmere by relaxing some planning requirements.	38	19

### Issue 13: Transport and parking

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain current off-street car parking standards for new development.	38	15
(b) Reflect the high levels of car ownership in the Borough by maximising and accommodating car use.	38	19
(c) Encourage the use of alternative modes where appropriate, acknowledging the need for car use elsewhere.	44	10

### Issue 14: Town centres and shopping

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	27	17
(b) Review town centre boundaries and shopping area definitions.	38	7
(c) Consolidation of retail growth in Borehamwood and Potters Bar (Darkes Lane).	35	7
(d) Greater protection of town and neighbourhood centre shopping facilities.	46	5
(e) Encouragement of a balanced evening economy.	44	8
(f) Maximise re-development opportunities.	33	15



**E - Delegate list for a stakeholder event**



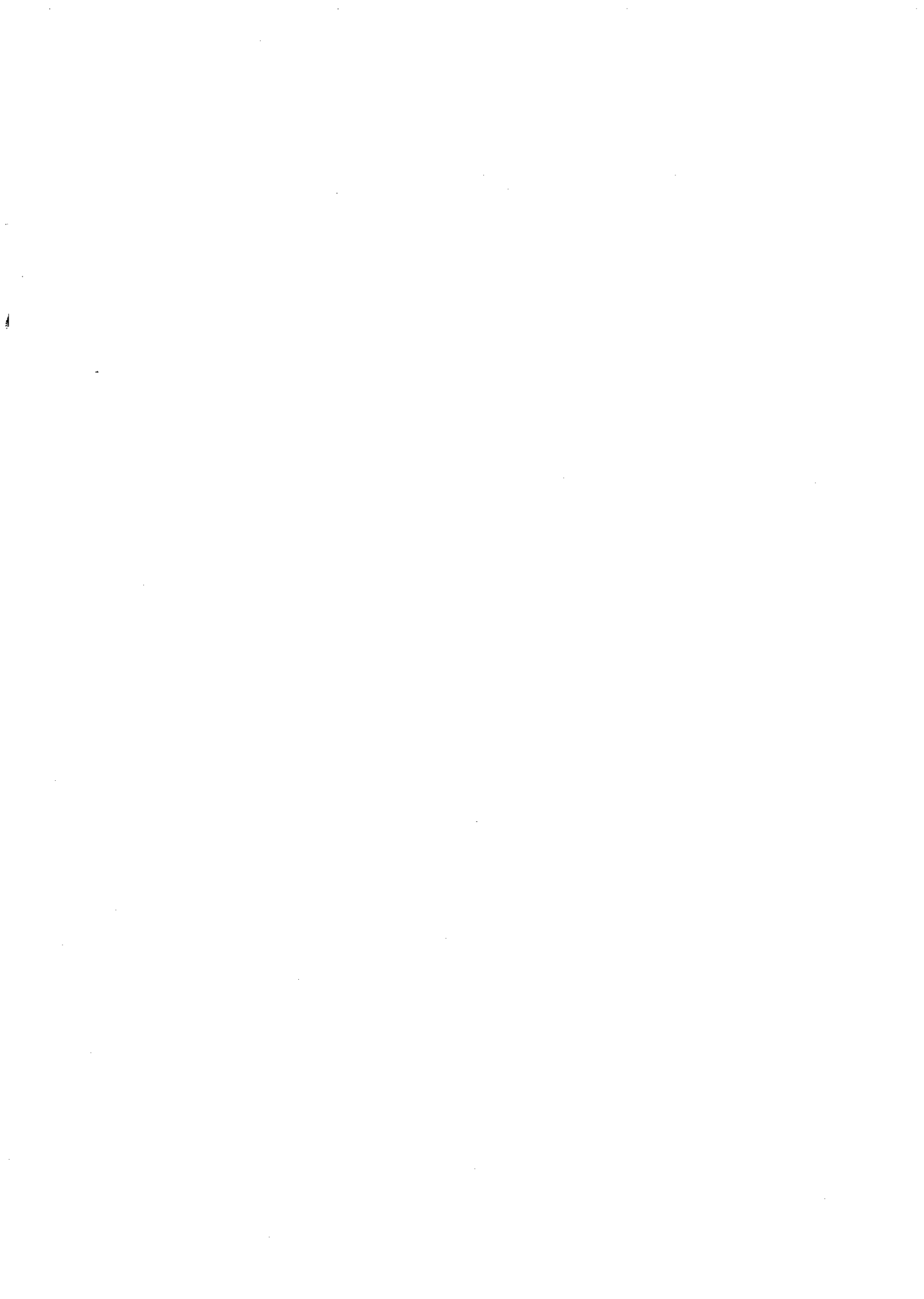
## HERTSMERE LOCAL DEVELOPMENT FRAMEWORK

### DEVELOPMENT NEEDS IN HERTSMERE

<b>Name</b>	<b>Organisation</b>	<b>Breakout Group</b>
Ian Morrison	William Sutton Housing Association (for Ridgehill)	1
Derek Norman	Hertsmere Community Partnership	1
Rev. W Hogg	Radlett Parish Church	1
Chel Revens	Equal Opportunities Project	1
Mark Perlstrom	John Grooms Housing Association	1
Viv Williamson	Hertfordshire Adult Learning Partnership	1
Paul Nanji	Hertsmere BC (Sports and Cultural Services)	1
Morag Saunders	Hertfordshire County Council (Property/Estates)	1
Gauri das	Bhaktivedanta Manor	1
Graham Taylor	Radlett Society/Green Belt Association	1
Richard Grove	Hertsmere BC (Planning and Building Control)	1
Pembe Wright	RAID (Residents Against Inappropriate Development)	2
Dorothy Whitehead	St Andrews Methodist Church, Bushey	2
Chrissy Barclay	Borehamwood Police Station	2
Joy Cox	Hertswood School/Hertsmere Flyers Swimming Club	2
Rev Richard Leslie	Christian Council	2
Robin Charnley	Hertsmere Community Voluntary Support	2
Rev. Tim Warr	Parish of Elstree and Borehamwood	2
Gerry Foster	Hertfordshire County Council (Regeneration)	2
Ian Dempster	South Mimms and Ridge Protection Committee	2
Robin Crosher	Radlett Society/Green Belt Association	2
Rebecca Foy	Hertsmere BC (Portfolio Holder)	2
Andrew Weaver	Hertsmere BC (Housing and Env. Health)	2



## **F - Agenda for stakeholder event**

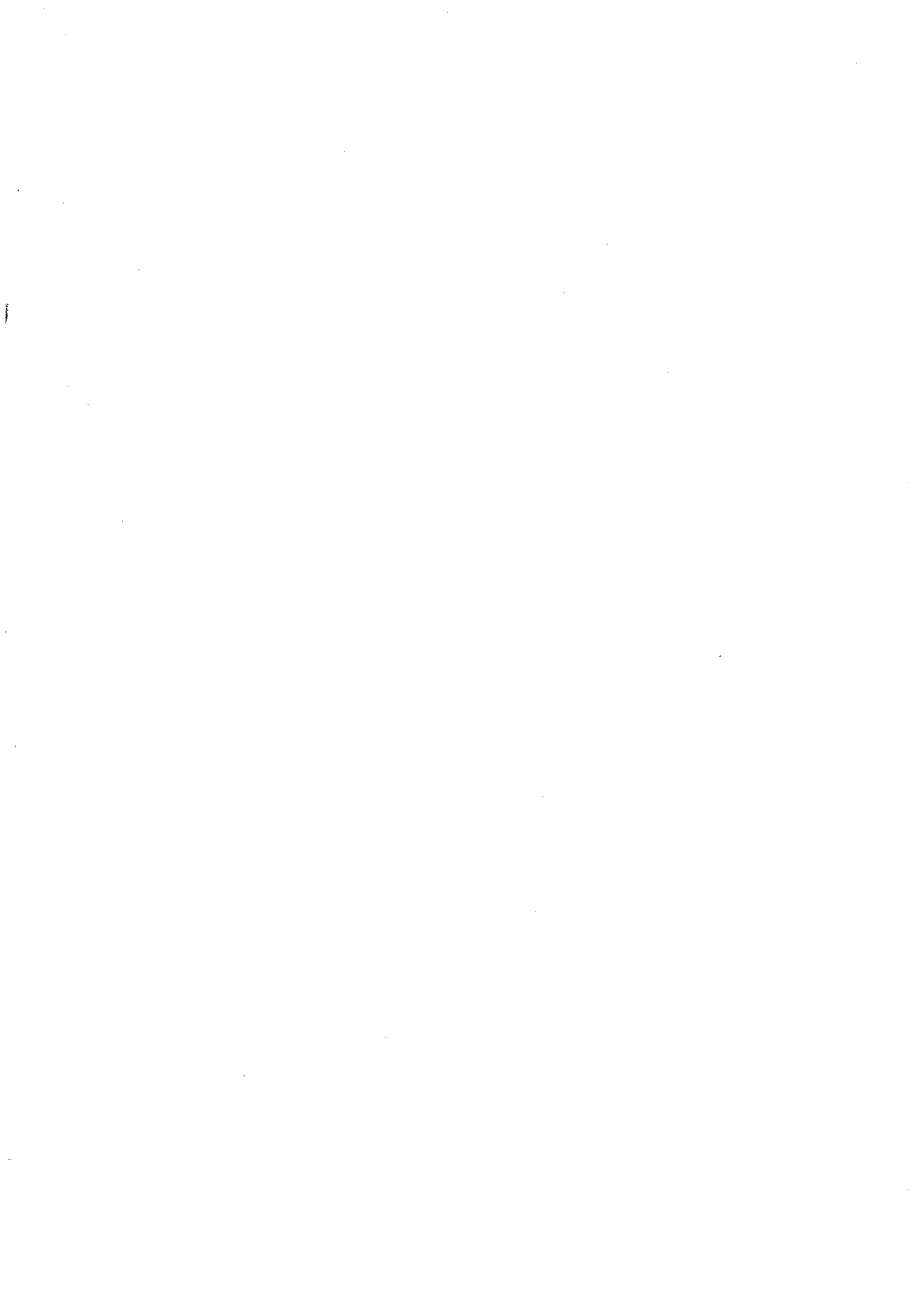


# HERTSMERE LOCAL DEVELOPMENT FRAMEWORK

## DEVELOPMENT NEEDS IN HERTSMERE

### PROGRAMME

1.00 – 2.00	Registration and Lunch
2.00	Welcome <b><i>Councillor Rebecca Foy</i></b> <b><i>Portfolio Holder for Resources and Performance Improvement,</i></b> <b><i>Hertsmere Borough Council</i></b>
2.10 – 2.20	Development Needs in Hertsmere: The Local Development Framework  <b><i>Richard Grove</i></b> <b><i>Head of Planning and Building Control, Hertsmere Borough Council</i></b>
2.20 – 2.30	Delivering the Community Strategy and the Local Development Framework  <b><i>Kate Sinnott, Community Development and Performance Officer</i></b>
2.30 – 3.20	Breakout groups: Development Needs in Hertsmere <b><i>Community Facilities</i></b>
3.20 – 3.30	Feedback from breakout groups
3.30 - 3.40	Tea/Coffee Break
3.40 – 4.30	Breakout groups: Development Needs in Hertsmere <b><i>Employment and Housing</i></b>
4.30 – 4.40	Feedback from breakout groups
4.40 – 5.00	Questions and Answers





## **G - Stakeholder event notes**



## Housing

What are your requirements?

- Accessible housing and lifetime homes
- Off Street Parking
- Safe and secure housing
- Types of affordable housing
- House sizes

\* Need a variety of affordable homes

\* Disabled population increasing – specific needs

\* Needs for off street parking can create clutter and obstacles that restrict access and safer movement.

\* Longer living ageing population will create bigger need for specific accommodations. – Sheltered, care homes, warden assisted.

\* Zoning has been traditional approach – mix of accommodation is required as zoning does not benefit any section of the community.

\* Garages are not used. Curtilage (driveway) parking beneficial from security perspective.

\* Apartment living leads to anonymity.

	min	possible
1 bed =	1 space	2 + visitors + servicing
2 bed =	2 space	2
3 bed =		
4 bed =		
5 plus =		

\* Different tenures have their own needs. Need for homes should be greater than need for car parking spaces.

\* Housing and employment land should be located in accessible places served by P.T.

\* School buses

## Community Facilities

- Capital
- Do you require additional land or new buildings?
- What scope do you have to share facilities?

Scout groups under notice to vacate. Some degree of uncertainty.

Groups are increasing in size and still need suitable land with a more certain tenure.

Sites currently under threat from housing.

Conflicts between availability and affordability.

S106 could be allocated for community facilities for multiple use by range of groups.

Buildings need to be up to date and DDA compliant.

New policies should ensure retention of "decent" buildings.

Inward-migration, increasing population and differing needs.

Look at existing rather than new – longer term maintenance.

Audit existing needs and requirements.

Schools and civic facilities could be used for communities out of office hours.

Rural needs differ but still have needs for community facilities.

Village school used for more than school uses.

Preserve the status quo.

GB preservation.

Re-use buildings like offices for 'community' uses.

Communities can help their own places to be safer through schemes such as neighbourhood watch.

Being more accountable.

## Revenue

- How are staffing and operational costs constraining you?
- Are entry or user costs restricting access to the local community?

Activities are too expensive for most families.

Agencies increasing rents are placing too much negative pressure on community groups and facilities.

Prevents aims to improve health from being met.

More spaces that are affordable beats no spaces due to cost.

Need to promote directed schemes such as 'Be there do it' and after school activities.

Some parks are not being used whereas some schools could use those facilities.

Staff wages do not cover cost of housing in local areas.

## Financial Contributions From Developers

- What have been your experiences and how could the system be improved?

New population, need infrastructure including community facilities – doctors, childcare, dentists, libraries...

New buildings attract crime by default – crime prevention measures need to be provided through S106.

Developers could discuss issues with local community.

Good 'PR' for 'providing' through S106.

Developers need ownership of schemes.

Planning and Design Guide to include Secured by Design measures, even in household extensions.

Partnership work is essential to success.

Break down silo mentality.

'Wheels' project.

Provide official and prevent unofficial uses.

## **Employment**

- Availability and suitability of business accommodation

Vacant business premises can encourage criminal activity.

Potential for surcharges on empty properties.

LPA's could influence economy through financial measures.

Skills gap. Planning could bring industry and training together.

Training can lead to 'over-qualification' and migrating out for work.

Logistics companies = large land take – few employment opportunities.

Younger people need security in terms of knowing opportunities are there.

County vs. local, national and regional vs. County and local.

In-migration does bring local benefits.

Town centre uses can influence job market locally – increase in 'service' industry.

### **Rural**

Changes in use in rural areas

### **Flexibility**

Opportunities to re-use farm buildings for local economy. Can be the same in town re-using properties.

Support for re-use of redundant buildings.

## **Assessing the Job Market**

Skills gap and local training.

Local planning transport between towns in Borough is scarce, this will inevitably encourage further migration by private car.



## **H - Issues and Options public meeting feedback comments**



## LOCAL DEVELOPMENT FRAMEWORK

### ISSUES AND OPTIONS – PUBLIC MEETINGS

#### FEEDBACK COMMENTS

##### Introduction

There were four public meetings, one each in the main four towns in the Borough and one 'drop in' session. The public meetings were:

- Radlett on 13<sup>th</sup> March 2006;
- Bushey on 16<sup>th</sup> March;
- Borehamwood on 21<sup>st</sup> March; and
- Potters Bar on 23<sup>rd</sup> March.

A variety of comments were recorded at each meeting while the discussion was taking place. The comments are as follows:

##### Radlett

- Can Hertsmere Borough Council (HBC) refuse to accept more than 4,200 new homes to be built over the plan period?
- Where have the 4,200 homes come from?
- Think that converting larger homes into flats is a good idea.
- Do not wish to see redevelopment for larger executive homes.
- Need a policy to prevent redevelopment of a large house into an even larger house (1 for 1) as this is unsustainable.
- Provision of affordable housing is difficult due to the number of small sites that are developed.
- A roof tax on all development would be a good idea.
- Can the Council control the number of supermarkets in a town centre?
- Need to try to balance the number of shops (A1) compared to cafes, restaurants and bars (A3, A4 and A5) uses.
- The film studios should be protected and promoted.
- There should be scope for the existing business at Elstree Aerodrome to expand.
- Concerns were raised over the trend for the redevelopment of small properties to large family homes.
- Consider that car parking standards are too high for new development.
- Consider that new facilities must be provided if new housing being built.
- Recreation space for new housing needs to be provided.
- Flats have got to be made more attractive to potential residents need amenity space and the provision of services and facilities.
- The existing safeguarded sites need to be continued to be protected.
- There is concern over the loss of non-Major Developed Sites in the Green Belt.
- Concerned about the new housing proposal in Theobald Street.
- Better links are required between planning and housing need.
- Improved public transport links are required, especially east / west links. Including bus routes to Watford.
- The new rail franchise will provide 12 car trains but will these be accessible to the disabled?
- New development must be matched with new infrastructure provision.
- There must be room for new community facilities as well.
- Consideration needs to be given to water supply and flood risk when sites are allocated for new development.

### Bushey

- Is 4,200 a minimum or a maximum target?
- Can a 'cap' be set at no more than 200 new homes per year?
- Can any further development be stopped once the target is reached?
- How does is the phasing of new development controlled over the time period?
- Have the 4,200 homes been identified?
- New development needs supporting infrastructure?
- What is the status of the safeguarded sites?
- Will sites that are being considered for development be suitably advertised to allow support / objections to be registered?
- What counts / is regarded to be affordable housing?
- The definition of affordable need to be broadened to bridge the gap between the private and social rented markets.
- Provision of more smaller units as one possible solution.
- Energy efficiency has to be a consideration – non-car travel and other 'green' measures should be included.
- Car parking – key issue is reduced provision versus overspill onto roads.
- How do you reduce dependency on people's cars?
- Garages are used for storage but open sided car ports are used for car parking.
- Policies should not be getting 'bogged' down in the details but should keep an eye on the bigger picture.
- There should be a diversification of rural uses – a more pragmatic approach is required.
- Plain English is required in all documents.

Numbers of parking spaces considered needed for new residential development:

<b>Unit size by bedroom</b>	<b>Numbers of parking spaces that should be provided per unit</b>
1	1
2	1
3	2
4	2
5+	2

### Borehamwood

- Regional distribution can change housing requirements.
- Some permissions granted for new housing will not be built.
- Green belt is irreplaceable and therefore support strict Green Belt policy.
- Many buildings in the Green Belt are run down and should be managed properly as managed properties are better than unmanaged properties regardless of whether they are in the Green Belt.
- More homes will mean more people and cars.
- If there are more and more flats built there will be more demand for allotments and therefore new flats should not be built on allotments.
- Affordable accommodation is vital and we need to make provision for it.
- The affordable housing threshold needs to be reduced to capture more smaller site developments.
- The proportion of affordable housing needs to increase.
- Socially rented homes should stay as affordable housing and not be sold off.
- Ageing population requirements are increasing and this must become a key policy issue.

- Demand for more independent living accommodation for the elderly and not 'care homes' but there is still a clear need for assisted living.
- The cost of the accommodation does not always equal the care given.
- The area is already suffering from over development – the local infrastructure can not cope with all new developments.
- A holistic approach over time is needed rather than a piecemeal approach.
- Distribution of new units should be more evenly spread across the main and smaller settlements.
- A tariff approach should be introduced to capture the majority of development including individual units developed.
- More people causes an increased potential for crime – possible mitigation measures include 'designing out crime'.
- More police are required if more homes.
- Higher density living can reduce the 'ownership' of where people live.
- Car parking needs to be realistic – must also provide space for teenagers to have cars and visitors.
- School run car journeys need to be reduced.
- If school catchment areas are increasing they must have travel plans, school buses etc to reduce journeys and cars.
- There should be shared use of car parking areas – flats, shops, offices can all use the same area at different times of the day.
- The conversion of garages into rooms results in on-street parking and causes obstruction for emergency vehicles in modern developments which have 'wiggly' roads.
- Developments must also consider pedestrian access and cycle routes.
- New development must be sustainable.
- Employment land should not be built on. More homes will result in a demand for more jobs and employment land is needed.
- Shenley Road does not look like a town centre. It needs proper improvement and regeneration.

Numbers of parking spaces considered needed for new residential development:

Unit size by bedroom	Numbers of parking spaces that should be provided per unit
1	1-2
2	1-2
3	2
4	2
5+	more

#### Potters Bar

- There needs to be an increased provision of low cost housing. People cannot afford to buy locally.
- Is there a need for new housing in the Borough?
- Are new homes for local people or to provide for overspill from London?
- What is the process for the release of Green Belt sites? Is it easy?
- Is Green Belt policy getting weaker as the Secretary of State has final say?
- We seem to be on target so far without building in the Green Belt – can't we just keep going?
- Building on the Green Belt will set a precedent and be difficult to stop if we start down that route.
- Infrastructure is needed to support new housing.

- Concern of (potential) loss of parks and playing fields.
- Is it possible to come up with a long-term solution to providing new homes that will please everyone.
- What is the long term solution as demand drives supply which fuels demand so we are back where we started?
- Can the bus station be allocated for housing?
- What is the future of the Station Road employment area? It seems a better location for housing.
- Can all the towns take their equal share of the housing? Potters Bar and Borehamwood have had the burden share in recent years.
- New homes will have an impact on water supply and this has to be a consideration.
- Sustainability has to be a concern – all new homes should have solar panels.
- Need to ensure that new development does not lead to an unacceptable level of on-street parking.
- Garages should be used as garages.
- Need to balance the provision of small houses with the quality of life they provide.
- Traffic is a concern. More houses will mean more traffic and the traffic at Tesco is already awful.

Numbers of parking spaces considered needed for new residential development:

Unit size by bedroom	Numbers of parking spaces that should be provided per unit
1	1-2
2	1-2
3	2
4	2-3
5+	2-3

## **I - Summary of LDF Issues and Options Responses**





## Summary of LDF Issues and Options Responses

Key Issue	Main conclusion	Other key points raised
Location of new housing	Additional land for housing should come from surplus employment land rather than green belt or allotments	<ul style="list-style-type: none"> <li>▪ Regional Housebuilding targets should be challenged</li> <li>▪ Supporting infrastructure / facilities must be considered</li> <li>▪ Area is already at capacity</li> <li>▪ Removing employment opportunities increases travel to work requirements</li> </ul>
Affordable housing	No specific consensus except on continued promotion of rural exceptions policy	<ul style="list-style-type: none"> <li>▪ More onerous requirements could make some brownfield sites unviable</li> <li>▪ Affordable housing needs to be properly integrated into new developments</li> <li>▪ Different policies could apply to different parts of the Borough</li> </ul>
Mix of new housing	New housing should reflect locally identified need and demand although not prescribed mixes not supported by housebuilders	<ul style="list-style-type: none"> <li>▪ More accessible / lifetime homes are needed</li> <li>▪ Scarcity of land justified greater prescription over housing mix</li> <li>▪ Mixes should not be prescribed on smaller sites</li> </ul>
Density and scale of new housebuilding	Design and scale of new housebuilding should be considered on a site by site basis	<ul style="list-style-type: none"> <li>▪ Ruling out developments over 50 dph would place significant pressure on the Green Belt</li> <li>▪ Densities should not lead to inadequate amount of green space pro-rata</li> </ul>
Intensification of existing residential areas	A limit on the amount of large residential plots redeveloped to provide smaller houses or flats	<ul style="list-style-type: none"> <li>▪ Different policies could apply to different parts of the Borough</li> <li>▪ Avoid classifying garden land as brownfield land</li> <li>▪ Conversion of surplus offices should be permitted at the same time</li> </ul>
Gypsies and Travellers	Maintain current approach rather than make additional provision through new / extended sites, though any support is primarily for extended sites.	<ul style="list-style-type: none"> <li>▪ Part of large housing sites could be allocated for traveller requirements, in same way as social rented housing</li> </ul>
Scale of new development	(1) Scale of development should be focused on Borehamwood, Potters Bar, Bushey and Radlett (in that order) and (2) proportionate to size / scale of town	<ul style="list-style-type: none"> <li>▪ Sufficient flexibility must be retained for windfall development</li> <li>▪ There is already sufficient speculative office development in place</li> </ul>
Community facilities and mixed use development	(1) Large development sites should provide a variety of facilities and (2) a tariff should be placed on smaller schemes	<ul style="list-style-type: none"> <li>▪ Impact of a tariff on viability of scheme needs to be assessed</li> <li>▪ Facilities rather than payments-in-lieu are the priority</li> </ul>
Status of the Green Belt	No specific consensus including status of safeguarded sites	<ul style="list-style-type: none"> <li>▪ Until Urban Capacity Study findings are known, it is not</li> </ul>

Land use and diversification in the countryside	No specific consensus	<p>possible to determine status of the Green Belt</p> <ul style="list-style-type: none"> <li>▪ More rural recreational facilities needed if higher density development is considered elsewhere</li> <li>▪ Increased rural access is not an acceptable trade-off for inappropriate Green Belt development</li> <li>▪ Rigid controls on surplus agricultural land could shift burden of maintaining the environment to public sector</li> <li>▪ Steps are required to ensure energy efficiency measures are actually implemented</li> <li>▪ No need to overlap with Building Regulations</li> <li>▪ Impact on financial viability of schemes must be considered</li> <li>▪ Release of employment land could be unsustainable, forcing local residents to have to travel further to work and increasing carbon emissions</li> <li>▪ Greater flexibility for acceptable uses, including hotels / conferencing, within employment areas</li> </ul>
Renewable energy	(1) Greater emphasis on energy requirements of new development and (2) the provision of more renewable energy (with general exception of windfarms)	
Employment	No specific consensus except on promotion of film and TV studios by relaxing some planning controls	
Transport and Parking	Encourage the use of alternative modes where possible, acknowledging need for car use elsewhere	<ul style="list-style-type: none"> <li>▪ Address inefficient land-take by car parking, by requiring underground and shared car parks</li> <li>▪ Increased car parking at stations should be sought</li> <li>▪ Consider car-free housing schemes in the right location</li> </ul>
Town Centres and Shopping	Greater protection of town and neighbourhood centre shopping facilities	<ul style="list-style-type: none"> <li>▪ Incorporate measures suggested by New Economics Foundation report to prevent cover-dominance of national chains</li> <li>▪ More facilities for younger people, particular in the evenings</li> <li>▪ Crime and disorder issues require greater consideration</li> </ul>

**J – Public notices for Core Strategy Preferred Options public notices**



SALES & MARKETING

JUNIOR SALES PERSON
Borehamwood Internet start up
Spamjob, having completed their 4 year development of their unique spam blocking solution for small businesses, are looking for a sales person to handle their growing business inquiries.

Telesales Execs Wanted
Business clones wanted for fine wine investment company based in Farnham. Excellent rates of pay. Experience preferred but not essential as full training will be provided.

Telesales, NW4 - £17k immediate start - with customer orientated team. Excellent phone manner plus IT skills essential.
Call: 020 8732 3364

LOOKING for a career in sales? If you're not registered with CV Quest and let the jobs come to you. For more details log onto www.times.co.uk/cvquest/

SECRETARIAL AND PAID
LOOKING for a secretarial job? Don't just find a suitable vacancy? Why not register with CV Quest and let the jobs come to you. For more details log onto www.times.co.uk/cvquest/

TECHNICAL ENGINEERING
OCV EXPERIENCED ENGINEER required. Immediate start. Established company. Experienced quality engineers only.
(020) 83632400

WAREHOUSE WAREHOUSE
Smithbrook Lighting is a leading manufacturer and distributor of lighting products in the UK. It currently has a number of vacancies for:-
Assembler / Packers
These roles will involve a number of skills including assembly, wiring, paint spraying and packing. The company will be providing training support for all new staff.

Want to place an advert?
Please call 020 8359 5810

PUBLIC NOTICES

TRANSPORT FOR LONDON
Road Traffic Regulation Act 1984
The A406 GLA Road (Staples Corner Flyover) (London Boroughs of Barnet & Brent) (Temporary Prohibition of Traffic) Order 2007

INSOLVENCY ACT 1986
IN BANKRUPTCY
Eastbury Orders have been made in the undermentioned Courts against the following (names all debts due to the estate should be paid to me):
ST ALBANS COUNTY COURT
No. 550 of 2007 RE: HAMIDE HOSSEINI (also known as HAMIDE HOSSEINI), residing at Flat 12, Stonehouse Court, Stonehouse, Edgware, Middlesex, HA8 7JG.

PLATHINK SYSTEMS (LONDON) LIMITED
Company No. 2589222
Notice is hereby given pursuant to Section 84 of the Insolvency Act 1986 that a Meeting of the Creditors of the above-named Company will be held at the offices of the Insolvency Practitioner on 10th November 2007 at 11.00 am for the purposes mentioned in Sections 99, 100 and 101 of the Act.

ELISABETH JENNEKE PIETROMELLA
VAN LOON (Deceased)
Pursuant to the Trustee Act 1925 any person having a claim against or an interest in the Estate of the abovesaid deceased late of Castle Lodge 42 Woodside Park Road, Woodside Park Barnet N12 8PJ who does not bring a claim in writing to the undersigned Solicitors on or before 15/11/2007, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

DOROTHY MARY PURE
SPINSTER
LATE OF NORTH FINCHLEY, LONDON N12
DIED THERE ON: 20 APRIL 2007
ESTATE ABOUT £14,000
The Kin of the above named are requested to apply to:
The Treasury Solicitor (EU), One Kemble Street, London WC2B 4TS.

PUBLIC NOTICES

Transport for London
Road Traffic Regulation Act 1984
The A406 GLA Road (Staples Corner Flyover) (London Boroughs of Barnet & Brent) (Temporary Prohibition of Traffic) Order 2007
1. Transport for London hereby gives notice that it intends to make the above named Traffic Order under section 14(1) of the Road Traffic Regulation Act 1984 for the purpose specified in paragraph 2. The effect of the Order is summarised in paragraph 3.

THE INSOLVENCY ACT 1986
ACLUHUT (EU) LIMITED
Notice is hereby given pursuant to Section 84 of the Insolvency Act 1986, that a Meeting of the Creditors of the Company will be held at Langley Group Building, Langley House, Park Road, East Finchley, London N2 8PX, on 19 November 2007, at 11.00 am for the purposes mentioned in Sections 99, 100 and 101 of the Act.

VIEW (RADLEY) LIMITED
Notice is hereby given, pursuant to Section 89 of the Insolvency Act 1986 that a Meeting of the Creditors of the above named Company will be held at 1 Kings Avenue, Woodhouse Hill, London N21 3NA on 19/11/2007 at 2.30 pm for the purposes mentioned in Sections 99 to 101 of the Act.

MGM CARS LIMITED
I was appointed liquidator of the above company by the members and creditors on 25/10/2007.
Dated: 25/10/2007
KINH KALLIS FCCA FASRP
Kalls & Co.
1148 High Road, Whetstone, London N20 0PA 7214746

PUBLIC NOTICES

HERTSMERE BOROUGH COUNCIL
DEVELOPMENT PLAN DOCUMENT
CORE STRATEGY PREFERRED OPTIONS
PROPOSALS MATTERS IN ACCORDANCE WITH REGULATION 26
The Town and Country Planning (Local Development) (England) Regulations 2004.
Proposed title: Local Development Framework (LDF) Core Strategy Preferred Options
Proposed subject matter and area: Core Strategy, Whole Borough
The LDF Core Strategy Preferred Options is a report prepared in accordance with the previous issues and Options report in March. It proposes strategic objectives for establishing where, how and when development should take place in Hertsme up to 2021. The Preferred Options report proposes a set of policies to determine planning applications in the future.

40 local newspapers | one online voice
www.thisislocalonline.co.uk

DEVELOPMENT PLAN DOCUMENT  
CORE STRATEGY PREFERRED OPTIONS  
PROPOSALS MATTERS IN  
CONSIDERATION FOR  
REGULATION

The Town and Country Planning (Local  
Development) (England) Regulations 2004.  
Proposed subject matter and title:  
Core Strategy  
Whole Borough

The LDF Core Strategy Preferred Options is a report  
derived from the previous Issues and Options report  
in March. It proposes strategic objectives for  
establishing where, how and when development  
should take place in Hertsmere up to 2021. The  
Preferred Options report proposes a set of policies to  
determine planning applications to the future.

In accordance with regulation 27 (2) (a) any  
representations on the Core Strategy Preferred  
Options may be made within the period from 2  
November 2007 - 14 December 2007.

In accordance with regulation 27 (2) (b)  
representations must be sent to the following address:

Planning Policy Team  
Hertsmere Borough Council  
Civic Office, Elnice Way  
Borehamwood, Herts WD8 1WA

Online: [www.hertsmere.gov.uk](http://www.hertsmere.gov.uk)  
Fax: 020 3207 7444  
E-mail: [core.strategy@hertsmere.gov.uk](mailto:core.strategy@hertsmere.gov.uk)

Any representations may be accompanied by a  
request to be notified at a specified address that the  
Core Strategy has been submitted to the Secretary of  
State for independent examination (under section 20  
of the Act) and adoption.

Clerk/Executive  
Hertsmere Borough Council  
11th November 2007

CORE STRATEGY PREFERRED  
OPTIONS REPORT  
STATEMENT OF FACT

The Town and Country Planning (Local  
Development) (England) Regulations 2004.  
The Local Development Framework Preferred  
Options is available for inspection at:  
The Civic Offices, the Council's area offices at  
Potters Bar and Bushey, and at Aldenham Parish  
Council offices and local libraries.

The Council's website - [www.hertsmere.gov.uk](http://www.hertsmere.gov.uk)  
The location and opening times of these venues follow:

Civic Office, Elnice Way, Borehamwood, WD8 1WA  
Monday - Friday: 9.30am - 5.00pm

The Bushey Centre, High Street, Bushey, WD23 1TT  
Monday - Friday: 9.30am - 5.00pm

Aldenham Parish Council, Radlett Centre  
1 Aldenham Avenue, Radlett, WD7 8HL  
Monday - Friday: 9.00am - 3.00pm

Willyotts Centre, Willyotts Place, Dares Lane  
Potters Bar, EN6 2RH  
Monday - Friday: 9.30am - 2.00pm

Borehamwood Library, Elnice Way, Borehamwood  
Hertfordshire, WD8 1LX  
Mondays: 9.30am - 8.00pm  
Tuesdays: 9.30am - 8.00pm  
Wednesdays: 9.30am - 8.00pm  
Thursdays: 10.30am - 8.00pm  
Fridays: 9.30am - 5.00pm  
Saturdays: 9.30am - 4.00pm

Bushey Library, Sparrows Herne, Bushey  
Hertfordshire, WD23 1FA  
Monday - 10.30am - 2.00pm  
Tuesday - 10.30am - 7.00pm  
Wednesday - 9.30am - 7.00pm  
Thursday - Closed  
Friday: 9.30am - 7.00pm  
Saturday: 9.30am - 1.00pm

Oakmere Library, High Street, Potters Bar  
Hertfordshire, EN6 5BZ  
Mondays: 10.30am - 6.00pm  
Tuesdays: 9.30am - 8.00pm  
Wednesdays: Closed  
Thursdays: 9.30am - 8.00pm  
Fridays: 9.30am - 6.00pm  
Saturdays: 9.30am - 4.00pm

Radlett Library, 1 Aldenham Avenue, Radlett,  
Hertfordshire, WD7 8HL  
Mondays: 9.30am - 6.00pm  
Tuesdays: 9.30am - 7.00pm  
Wednesdays: Closed  
Thursdays: 9.30am - 7.00pm  
Fridays: 9.30am - 6.00pm  
Saturdays: 9.30am - 1.00pm

Cranborne Library, Muttons Lane, Potters Bar  
Hertfordshire, EN6 3AA  
Mondays: 14.00 - 15.00  
Tuesdays: 09.30 - 13.00  
Wednesdays: Closed  
Thursdays: 14.00 - 19.00  
Fridays: 09.30 - 13.00  
Saturdays: 09.30 - 13.00

To access the publication of the Preferred Options  
Report, the Council is holding a series of public  
consultations. Council representatives will be there to  
provide more information and to answer your  
questions about the future development of the  
Borough. The meetings are as follows:

Tuesday 13th November:  
Sheehy Cricket Centre, Radlett Lane 4.30pm - 8.30pm


Thursday 15th November:  
Willyotts Centre, Dares Lane 4.30pm - 8.30pm

Tuesday 20th November:  
Radlett Centre, Aldenham Road 4.30pm - 8.30pm

Thursday 22nd November:  
Borehamwood FC, Broughinge Road 4.30pm - 8.30pm

Tuesday 27th November:  
Bushey Country Club, High Street 4.30pm - 8.30pm

Sajida Biji  
Acting Chief Executive  
Hertsmere Borough Council  
11th November 2007



WELWYN + HATEFIELD TIMES - 1 NOV 2007



PLANNING AND LISTED BUILDING - STATUTORY ADVERTS

The following applications for proposed development have been submitted to the Council. A copy of all applications, plans and other documents submitted may be inspected at Three Rivers House, Northway, Rickmansworth...

Hertfordshire County Council

TEMPORARY WAITING RESTRICTIONS IN VARIOUS ROADS IN WATFORD

NOTICE is given that the Hertfordshire County Council have made an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicles from waiting on both sides of the following lengths of roads:-

- 1. that length of Gade Avenue, Watford from its junction with A412 Rickmansworth Road north westwards, north eastwards and northwards for its entire length.
2. that length of Swiss Avenue, Watford from its junction with Gade Avenue north eastwards to its junction with Cassobury Park Avenue...

If you have any queries about the temporary waiting restrictions, please contact the Project Engineer concerned John Priestley tel. 01923 226400 at Watford Borough Council or Andy Smith tel. 01923 257000 at the South West Herts Hertfordshire Highways Area Office.

TEMPORARY TRAFFIC MANAGEMENT MEASURES IN VARIOUS ROADS IN WATFORD

NOTICE is given that the Hertfordshire County Council have made an Order under Section 14(1) of the Road Traffic Regulation Act 1984, the effect of which will be:-

- 1. To prohibit all traffic from using that length of Water Lane, Watford from its junction with A411 Beechen Grove south westwards to its junction with High Street, a distance of approximately 95 metres, except for access.
2. To prohibit all traffic from using that length of High Street, Watford from its junction with A411 Exchange Road north westwards to its junction with King Street...

If you have any queries about the temporary traffic management measures, please contact the Project Engineer concerned Andy Smith tel. 01923 257000 at the South West Herts Hertfordshire Highways Area Office.

TEMPORARY CLOSING OF THE FOOTWAY SITUATED ON THE NORTHERN SIDE OF A411 DALTON WAY, WATFORD

NOTICE is given that the Hertfordshire County Council have made an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all traffic from using that length of Dalton Way, Watford from its junction with A411 Lower High Street south eastwards and south westwards for a distance of approximately 620 metres.

The alternative route for pedestrians will be via:- the footway between Century Park and Gazella Industrial Estate, the footway situated on the south eastern side of Local Board Road, the footway situated on the south western side of A411 Lower High Street and vice versa.

TEMPORARY CLOSING OF COLONIAL WAY AND THE FOOTWAY SITUATED BETWEEN NOS 68 AND 68A RADLETT ROAD, WATFORD

NOTICE is given that the Hertfordshire County Council have made an Order under Section 14(1) of the Road Traffic Regulation Act 1984, the effect of which will be:-

- 1. To prohibit all traffic from using that length of Colonial Way, Watford from its junction with the Radlett Road roundabout north westwards to its junction with Rhodes Way, a distance of approximately 100 metres, except for access.
2. To prohibit all pedestrians from using the footway situated between Nos.68 and 68a Radlett Road, Watford from its junction with Radlett Road north westwards to its junction with Eastfield Avenue...

If you have any queries about the installation of cable tv ducts or the temporary road and footway closures, please contact the Project Engineer concerned Mark Hipperson tel. 01322 626100 at T E Beach Contractors or Andy Smith tel. 01923 257000 at the South West Herts Hertfordshire Highways Area Office.

TEMPORARY CLOSING OF TOMS HILL, CHANDLERS CROSS

NOTICE is given that the Hertfordshire County Council intend to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all traffic from using that length of Toms Hill, Chandlers Cross from its junction with Bottom Lane south eastwards to its junction with Templejan Lane, a distance of approximately 370 metres, except for access.

The alternative route for traffic will be via:- Bucks Hill, The Common, The Street, Dunny Lane, Poles Hill, Green Road, The Green, Dinmocks Lane, Sarritt Road, Redhall Lane, Chandlers Lane and vice versa.

TEMPORARY CLOSING OF HILFIELD LANE AND PADMIRE LANE, BUSHEY

NOTICE is given that the Hertfordshire County Council intend to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all traffic from using the following lengths of roads, except for access:-

- 1. that length of Hillfield Lane, Bushey from its junction with B462 Radlett Road south eastwards to its junction with Summerhouse Lane, a distance of approximately 600 metres.
2. that length of Padmire Lane, Bushey from its junction with Hillfield Lane north eastwards and south eastwards to its junction with Summerhouse Lane...

If you have any queries about the water service connection works or the temporary road closures, please contact the Project Engineer concerned Peter Drinkwater tel. 01923 259305 at Balfour Beatty Utilities or Steve Gregory tel. 01923 257000 at the South West Herts Hertfordshire Highways Area Office.

County Hall, Hertford, Herts, SG13 8DN, 1 November 2007, John Wood, Director of Environment

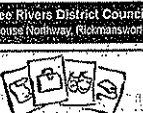
HERTSMERE BOROUGH COUNCIL DEVELOPMENT PLAN DOCUMENT CORE STRATEGY PREFERRED OPTIONS PROPOSALS MATTERS IN ACCORDANCE WITH REGULATION 20

The Town and Country Planning (Local Development) (England) Regulations 2004. Proposed title: Local Development Framework (LDF) Core Strategy Preferred Options. The LDF Core Strategy Preferred Options is a report derived from the previous Issues and Options report in March...

Chief Executive, Hertsmeremere Borough Council, 1 November 2007

CORE STRATEGY PREFERRED OPTIONS REPORT STATEMENT OF FACT

The Town and Country Planning (Local Development) (England) Regulations 2004. The Local Development Framework Preferred Options is available for inspection at: The Civic Offices, the Council's staff offices at Potters Bar and Bushey, and at Aldenham Parish Council offices and local libraries.



There's a great deal in The Classifieds 01923 216200



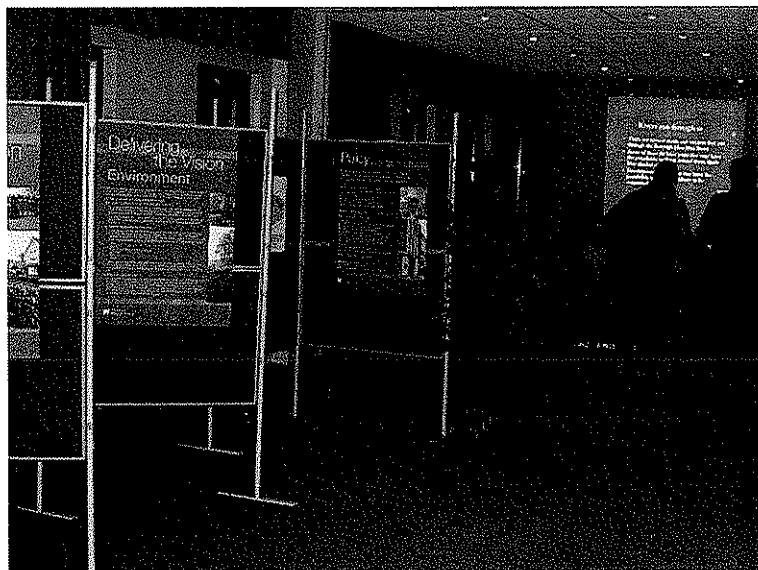




**K - Photos from Potters Bar public exhibition November 2007**



Potters Bar drop-in centre





**L - Ideas Catcher results from students 2007**



## Ideas Catcher Results from Students

Queen's School 14 November 2007

- Railway or monorail – Leavesden to Bushey
- Paintball Park
- Happy Landings – bring it back
- Affordable housing
- Housing is too expensive – pushing the poorer people out?? Hard for youths etc and first time buyers
- Transport links, busses, trains etc, need to be made more accessible
- More accessible facilities for young people to enjoy
- Alternative speed reducing techniques, not speed bumps
- Extend public transport (London buses)
- Development on merry hill farm area
- Different apparel for different towns
- Develop unused greenbelt land, its better if there is some production from it instead of it being a piece of boring plain land
- Develop greenbelt land but also have a wildlife conservation area
- Cheaper public transport and more accessible transport
- Extend public transport links
- Build on golf courses
- Nature reserves
- All development needs to be in keeping with the local area
- Extend transport links
- "Topman" and other better services
- More trains and tracks
- Monorail
- More facilities for 13-17 year olds. Affordable, easily accessible
- A lock down on traffic
- With regard to housing availability and affordability: Brownfield sites, keep in style of houses at the moment
- With regard to public transport: Red buses and make it cheaper
- Bushey more accessible. Buses to N. Watford and adjoining areas. Encourages people to go to Bushey.
- More things for youth to do, i.e. 15-17 years old...lower crime rate? Encourages socialisation and decrease of social segregation
- Cycle routes to encourage cycling
- Quicker, more frequent bus services, which run to and from more places
- Cheaper public transport
- By building houses on the greenbelt land it sets precedence and could mean the town loses it character
- The type of housing built dictates the type of people that would move here
- Increase train station numbers and area covered
- Dispersed shopping outlets e.g. larger local shops
- More golf courses

## Aldenham School 16<sup>th</sup> November

- Hospital facilities (A&E) because the nearest one is Watford
- State secondary school
- Leisure centre (similar to David Lloyd on a smaller scale or like the cinema and bowling etc in Garston)
- Encourage development of offices in the town centres... not industry or manufacturing as not appropriate for population
- Improve public transport links other than trains
- Conversion of fire stations into apartments
- Improvement of cycle lanes and links
- Improved facilities for community, e.g. religious buildings etc
- Encourage infilling as opposed to fringe development
- More schools, parks and open areas
- More car parking
- Building upwards, not outwards
- Better public transport from Borehamwood to Radlett and Bushey. Also Bushey Heath to Watford...people shouldn't be reliant on a lift
- These new routes should be more frequent and cheaper
- Free bus travel for under 16s in Hertsmere
- Sports centre
- Improve gypsy facilities
- Reduce green belt
- New school between Bushey and Watford (A11)
- Short cut cycle tracks
- Parks
- Improve bin collections
- Affordable council tax
- Improve recycling units – not charging customers
- Redevelop council estates
- Jobs: local businesses
- Entertainment for young people
- Cheaper alcohol rates (think that's what it says...?!)
- Improvement of infrastructure
- Do more small scale redevelopment of Brownfield sites
- Create more jobs – local businesses
- Build a boxing gym for teenagers
- More golf
- Protect the greenbelt – expanding onto the greenbelt means more than just building. Space will be needed for transport links etc.
- Improve convenience of waste disposal
- Great police presence (South Oxley)
- Protect the rights of local businesses
- Out of town shopping – reduces congestion on main roads
- More parking
- More schools
- High rise flats
- Increase road width and amount



## Bushey Meads 16<sup>th</sup> November

- More St homes
- Youth club/
- More affordable houses
- Open spaces
- Extras TFL links outward
- More roads in Watford
- More traveller sites
- Build on greenbelt near Merry Hill
- More sport facilities
- With increase to houses, we're going to need more healthcare services e.g. dentist, doctor
- Houses more affordable for 1<sup>st</sup> time buyers
- In 15 years we would want nice houses with a garden, but still Bushey shouldn't be built up and affordable for 1<sup>st</sup> time buyers
- Clubs where adults can meet without getting drunk or nice facilities e.g. golf or gyms
- Expensive housing isn't convenient for first time buyers so make affordable housing
- Preserve natural areas and make more fishing lakes and introduce animals to the area (see map)
- Add TFL to the local areas around Bushey
- House prices
- Get rid of traveller sites
- New roads for buses
- Improved access through Sundry lane or made wider
- More sporting/youth facilities
- Cheaper housing
- More cycle paths/routes into Bushey



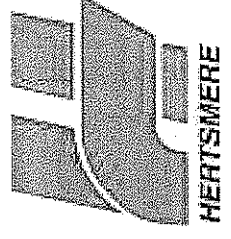
**M - Core Strategy Preferred Options Summary of Representations**



**HERTSMERE LOCAL DEVELOPMENT FRAMEWORK**

**CORE STRATEGY PREFERRED OPTIONS (November 2007)**

**SUMMARY OF REPRESENTATIONS RECEIVED**



Name	Paragraph Number / Policy	Representation	Council Response
Barton Willmore Planning Partnership	1.11 What is the Core Strategy?	These paragraphs, along with the LDS, need to be amended so as to acknowledge the timescale to which HBC is working.	Noted. Rewording required.
Home Builders Federation	1.11 What is the Core Strategy?	The timescales specified in the text with regard to the Core Strategy's Examination and adoption are out of date and need updating.	Noted. Rewording required.
Hertfordshire Gardens Trust	1.13 National policy, East of England Plan and other external influences	HGT supports the aim of sustainable growth but is opposed to the levels of housing currently suggested in the draft East of England Plan as being too high to be commensurate with maintaining quality of life in Hertsmere.	The Council also has concerns over the level of housing being required by the RSS. However the setting of these targets is out of the control of HBC, who have previously raised objections to the levels of new housing being sought.
Phillips Planning services Ltd	1.13 National policy, East of England Plan and other external influences	Needs to be made clearer that Government policy, as set out in PPS3, requires that the LDF should identify broad locations and specific sites for housing that will enable continuous delivering of housing for at least 15 years.	Disagree. The Core Strategy makes clear reference to this requirement.
The Radlett Society and Green Belt Association	1.15 National policy, East of England Plan and other external influences	We object to the housing target that is set out in this policy because there is no evidence to support it. It also undermines the aims set out in policies 1.9.2, 1.22, and 1.23.	The housing targets are out of the Council's control but the tensions it creates elsewhere in delivering sustainable communities.
Hertfordshire Gardens Trust	1.15 National policy, East of England Plan and other external influences	The minimum level of housing overall for Hertsmere is too high	The Council also has concerns over the level of housing being required by the RSS. However the setting of these targets is out of the control of HBC, who have previously raised objections to the levels of new housing being sought.
Heathways Residents' Association	1.15 National policy, East of England Plan and other external influences	Whilst the demand for new housing is acknowledged the targets are considered excessive and the strain on the infrastructure and transport development to meet such demand is unsustainable.	The Council also has concerns over the level of housing being required by the RSS. However the setting of these targets is out of the control of HBC, who have previously raised objections to the levels of new housing being sought.
County Hall	1.16 National policy, East of England Plan and other external influences	This section needs to be updated to reflect the future date of publication of the regional spatial strategy RSS14 which is likely to be in early 2008. It also might properly refer to the SOS Further Proposed Changes published October 2007.	Noted. Rewording required.
Hertfordshire Gardens Trust	1.16 National policy, East of England Plan and other external influences	The HDT objected to the changes proposed for the green belt in Hertfordshire.	The Council has little choice but to consider areas in the Green Belt, because of the brownfield shortfall. However, mechanisms are provide to ensure that Green belt land is only developed, if brownfield windfall sites do not come forward.

Home Builders Federation	1.16 National policy, East of England Plan and other external influences	The timescale specified in the text with regard to the East England Plan's adoption is out of date and needs updating.	Noted. Rewording required.
Barton Willmore Planning Partnership	1.16 National policy, East of England Plan and other external influences	Need to acknowledge the timetable for the East of England Plan.	Noted. Rewording required.
County Hall	1.20 National policy, East of England Plan and other external influences	This section recognises Hertsmere Together as the local community strategy but it might also make reference to Hertfordshire 2021: A Bright Future as the countywide Local Area Agreement which went out to consultation in November 2007. This sets out the key challenges the county faces, together with short term actions which will inform the negotiations of targets for the next Hertfordshire Local Area Agreement.	Noted. The text will be updated to make clear reference to the County-wide Community Strategy.
Potters Bar Society	1.22 National policy, East of England Plan and other external influences	Support the need for free flowing traffic, but oppose 'traffic calming' which has the opposite effect.	The introduction of traffic calming measures is beyond the remit of the Core Strategy.
County Hall	1.22 National policy, East of England Plan and other external influences	It would be better if the LDF was to refer to the objectives listed on pages 42-43 of the LTP rather than those it has listed.	The objectives listed in Appendix 1 are taken directly from Pages 42 and 43 of the Hertfordshire LTP.
Heathways Residents' Association	1.25 Community and stakeholder participation	I support the prioritised areas identifies and in the order in which they appear. Protection of the Green belt is paramount.	Support welcomed
Barton Willmore Planning Partnership	1.28 Community and stakeholder participation	Methodology used is unsound, as the text dealing with the Issues and Options is not transparent over results and the judgement that where less than 50% was scored there was no consensus is considered flawed. (Considered unsound under PPS 12, test vii.)	Summary of findings have been available on request. The Council has not ignored views but has tried to draw conclusions from the Issues and Options consultation including where a broad consensus has been achieved. Table 4 shows more views.
GO- East	1.31 Sustainability and alternative options	A link in general should be made to the sustainability appraisal, habitats directive and the community strategy, as it could be a good basis for why particular designations are made.	Noted. Greater cross-referencing will be made between paragraphs 2.31 and 1.31-1.33 and Table 3
Oaklands College	1.9 What is the Core Strategy?	Oaklands supports the key Community Strategy objectives. We are pleased to see the priority given to "economic development, lifelong learning, employment and regeneration opportunities" and support the need to "facilitate the land" for the development of education, including further education, lifelong learning and adult and community learning.	Support noted.
WHOSE!	2. Spatial Vision and Development Strategy	Support the Councils intention not to target Green Belt sites until later in the plan in the hope that brownfield sites become more available.	Support noted.

WHOSE!	2. Spatial Vision and Development Strategy	Support the policy to control the rate at which new house building takes place and to ensure that available brownfield sites are developed before greenfield land.	Support noted.
WHOSE!	2. Spatial Vision and Development Strategy	The Green Belt needs to be retained to stop the coalescence of Eilstree and Borehamwood. The infrastructure can't support anymore homes.	The completed Urban Capacity Study points to a need to release a limited amount of green belt land if brownfield sites do not come forward in the towns. However, PPG2 criteria have been used to identify areas of search for green belt housing and so land between Eilstree village and Borehamwood has been excluded because of the risk of coalescence.
GO- East	2.1 Spatial Vision	There should be a greater spatial emphasis in terms of where the focus of change will occur. Structure of the plan should be revised for clarity, suggestion of a 'Spatial Portrait' to bring together a section of baseline conditions/background that is spread throughout the document currently. Considering the referencing of policies in the overall wording, to remove the number of cross-references and the lists of supporting policies to produce a succinct plan	Noted. Following subsequent discussions with GO-East, the relevant parts of the Core Strategy will be redrafted to include a greater special emphasis and local specificity, although the ability to deliver a truly spatial plan is also dependent on other stakeholders / service providers giving a clear indication of their future land use requirements; this has not always been possible. It is not considered necessary to restructure the entire document but changes will be made where possible to improve the format of the Core Strategy. The cross-referencing within policies, however repetitious it may be appear, was included as a consequence of the Sustainability Appraisal recommendations which sought to ensure there were some environmental 'checks and balances' in some of the key policies.
Zog Ltd	2.10 Distribution of development	There should be a definition of 'significant' when referring to housing sites in Bushey. Also there should be recognition of currently safeguarded land identified in Bushey for housing in paragraph 2.7	The term 'significant' has the potential to cause confusion and it is proposed to remove this from the wording. Paragraph 3.11 recognises the role of currently safeguarded land although the text will be reviewed to ensure that is sufficiently clear; however, it is appropriate that all alternative options for housing development are considered (including safeguarded sites), in line with the requirements of the SEA Directive to consider alternatives.



EDAW	2.10 Distribution of development	<p>Policy SP2 states that unless there are 'exceptional circumstances', no more than 30% of new housing will be sought in Bushey during the plan period. Paragraph 2.10 states that 'with the construction of a large number of homes in the Green Belt at the International University site, it is not considered appropriate to provide any significant additional releases in Bushey'. No justification is presented for the definition of the allocation for Bushey or for the selection of the identified site for release from the Green Belt and for no consideration having been given to possible alternatives sites as part of the development plan process PNNH object to this policy approach on the following grounds: other sites within the Green Belt may have potential for development in accordance with the key objective of creating sustainable communities. PNNH is of the view that land at Harrow Weald Common provides the potential to develop a mixed and sustainable extension to Bushey Heath in accordance with other planning policies. This will improve the range of housing available in the vicinity with a variety of housing types, tenures and sizes and support the provision of new improved infrastructure and community.</p>	<p>The justification is set out in paragraphs 2.10 and 3.11 for the absence of any Areas of Search for Green Belt housing around Bushey. Individual sites will need to be considered through the Site Allocations DPD although it is noted that most of the Harrow Weald site located within LB Harrow and its development may not be dependent on the policies in Hertsmere's DPD.</p>
Zog Ltd	2.10 Distribution of development	<p>There needs to be a recognition that there are brownfield sites in the Green Belt, which is why there should not be a policy only promoting greenfield sites later on in the Core Strategy plan period. The release of this land is essential to meet targets. It is agreed that small-scale changes to the Green Belt should be made in order to manage housing supply.</p>	<p>Paragraph 2.9 is considered to provide the justification for holding back greenfield, Green Belt releases until later in the plan period; such an approach is consistent with Objective 2 of the Core Strategy to protect the Green Belt and will ensure that there is no perverse incentive to accommodate greenfield development ahead of brownfield sites. This would not prevent the consider of small scale sites in the Green Belt exceptionally where (a) this is on previously developed land / buildings or (b) the current Green Belt boundary does not reflect the requirements of PPG2 and (c) it would not conflict with the aims of the proposed Strategic ' in 2.10</p>
Edaw PLC	2.10 Distribution of development	<p>No justification is presented for the absence of any housing growth in the Green Belt around Bushey</p>	<p>Bushey has had a considerable share of development in the Green Belt and development in the Green Belt will only be promoted exceptionally where (a) there is previously developed land / buildings in the Green Belt or (b) the current Green Belt boundary does not reflect the requirements of PPG2 and (c) it would not conflict with the aims of the proposed Strategic Gap We would regard this as meeting Green Belt criteria.</p>
Home Builders Federation	2.10 Distribution of development	<p>The Home Builders Federation would point out that it is the role and purpose of the Strategic Housing Land Availability Assessment rather than the Council's assumptions to underpin the identification of available and deliverable housing sites. Without such an assessment, any assumptions will be questionable.</p>	<p>The proposed distribution of housing is based on a number of factors including the Urban Capacity Study, whose assessment of housing capacity across the Borough has informed the Council's view of where housing should be developed. The methodology for the Urban Capacity Studies has a number of key similarities with that for Strategic Housing Land Availability Assessments which are considered to justify its use in informing the Core Strategy.</p>

Barton Willmore Planning Partnership	2.10 Distribution of development	The represented party recognises that there are some areas of Green Belt around Bushey that would benefit from review.	Bushey has had a considerable share of development in the Green Belt and development in the Green Belt will only be promoted exceptionally where (a) there is previously developed land / buildings in the Green Belt or (b) the current Green Belt boundary does not reflect the requirements of PPG2 and (c) it would not conflict with the aims of the proposed Strategic Gap.
PGA Design Consulting	2.10 Distribution of development	The conclusion that the release of land at the international University stops the need for more releases in the Green Belt is illogical, as the Council has set a precedent for development in the Green Belt.	The international University was a Major Development site, already substantially developed on the ground. This does not set a precedent for Greenfield sites in the Green Belt.
DLA Town Planning Ltd	2.11 Distribution of development	Whilst it is undesirable to overload the existing community facilities within Radlett through large Green Belt releases, it is considered that Radlett could provide some additional housing on small sites with out detriment to existing facilities or the character of the area. For example, it would be possible to include the land rear of The Warren to the north-east of Radlett within the settlement boundary without detriment to the character of the area or local facilities. It is considered that in doing so, this would also create a more logical boundary	Radlett is not being excluded from consideration for housing sites (brownfield or Greenfield) even though it is not identified as a Strategic Housing Location. The land to the rear of Warren is being considered through the site allocation DPD.
Phillips Planning services Ltd	2.11 Distribution of development	Paragraph 2.11 should be modified to refer to identifiable 'previously used land' rather than brownfield sites.	Noted. This will be clarified in the glossary.
Phillips Planning services Ltd	2.11 Distribution of development	Reference should be made to the availability for housing of land already excluded from the green belt and safeguard at 16 Watford Road on the North-western edge of Radlett.	Paragraph 3.11 recognises the role of currently safeguarded land although the text will be reviewed to ensure that is sufficiently clear; however, it is appropriate that all alternative options for housing development are considered (including safeguarded sites), in line with the requirements of the SEA Directive to consider alternatives.
The Radlett Society and Green Belt Association	2.11 Distribution of development	We see no reason in amending Radlett's Green Belt boundaries. Furthermore we believe that local infrastructure will not support the expansion of Radlett as implied in the Hertsmere Local Development Framework.	Paragraph 2.11 does not support growth in Radlett or amendments to its boundaries.
Environment Agency	2.12 Distribution of development	The Council needs to consider how they are going to deal with planning applications for windfall sites if they fall within areas of high risk as identified in the SFRA. To ensure that developers are aware of what is required of them, guidance should be provided within the development control policies.	An SFRA has been taken and this should mean that site specific FRAs are not required on individual sites as part of the Site Allocations process. This may not preclude the need for FRAs when a planning application is subsequently submitted.

Exchange Limited	2.12 Distribution of development	Development in other small settlements and rural locations should not only be considered in exceptional circumstances and on previously developed land. This is as the consulted party considers that residential development in villages such as Patchetts Green would strengthen the population and make the location more sustainable.	The preferred approach of focusing development on brownfield sites within towns and within limited areas of search in the Green Belt, will not preclude the development of suitable previously developed sites in the Green Belt. However, there are only likely to be a limited number of opportunities and those larger sites will need to be promoted through the Site Allocations. A policy which permits large brownfield windfall sites in the Green Belt would not be appropriate as such opportunities would need to be considered on their merits, given their potential conflict with Green Belt policy.
The Radlett Society and Green Belt Association	2.12 Distribution of development	In order to maintain Radlett's character, we will resist policies that unduly encourage the over-intensification of housing. The Radlett community has reached its natural limits within the Green Belt.	Paragraph 2.11 does not support growth in Radlett or amendments to its boundaries.
GO- East	2.13 Alternative Options	The alternative options in paragraphs 2.13 to 2.17 tend to be focused on housing, and leave out employment, retail, community etc. The imbalance should be addressed between the type of development and in a specific development, possibly through the recognition of broad locations in the strategic spatial policies.	Paragraphs 2.13 to 2.17 are considered to broadly and sufficiently cover other areas of growth. However, housing pressures are the greatest in the Borough and consequently, much of the growth being planned strategically through this document focuses on residential development and broad locations for housing growth.
Shire Consulting	2.14 Alternative Options	More consideration should be given to increasing densities.	Hertsmere is a relatively low density area of this part of England. Higher density development was considered through the Sustainability Appraisal but the density increases required to prevent development of Green Belt land would be well in excess of what is approved in most parts of the Borough and unlikely to be in keeping with the area and / or acceptable to the local community.
RAID Residents Against Inappropriate Development	2.15 Alternative Options	Strongly agree.	Support noted
Shire Consulting	2.15 Alternative Options	The represented party considers that there should be a proper assessment of the need to make provision for development in the Green Belt. (Considered unsound under PPS 12.)	The Council has little choice but to consider a limited number of areas in the Green Belt, because of the identified brownfield shortfall. However, mechanisms are provide to ensure that Green belt land is only developed, if brownfield windfall sites do not come forward.
Heathways Residents' Association	2.15 Alternative Options	This is supported only on the basis that the forecast suggest that the need can be met within existing land and NOT to encroach on to Green Belt land	This approach requires significant Green Belt encroachment and would lead to growth in areas lacking services/accessibility, hence its rejection as a suitable option.
Hertfordshire Property - Hertfordshire County Council	2.18 Housing for the community	In paragraph 2.18-1.21, it is necessary to justify why the Core Strategy says Hertsmere needs more sheltered or extra-care housing.	Population projections in the census have established that there is a growing elderly population.

RAID Residents Against Inappropriate Development	2.2 Spatial Vision	The protection of the rural environment should be mentioned at the highest level. Using the wording "creating an attractive" and "rural environment" in the same bullet could imply landscaping	Noted. Text will be amended.
Home Builders Federation	2.2 Spatial Vision	The Core Strategy only refers to the period up to 2021. National guidance seeks to ensure that at least 15 years' housing provision is identified from the Plan's eventual adoption date. Consequently, provision will need to be made beyond 2021.	Clearly there is a discrepancy between the RSS timescale and National guidance in PPS3. Although reference is made in the Core Strategy to housing supply being accommodated post 2021 at the same annual rate as pre-2021, the Core Strategy and relevant housing policies will be amended to more clearly state the need for housing provision in the Borough for 15 years / to around 2024, in line with PPS3. However, it is not considered appropriate to allocate individual sites beyond 2021, including in the Green Belt, pending a review of RSS14.
Three Valleys Water PLC	2.23 Employment	Concerned that paragraph 2.23 is in contrast with paragraph 2.7 stipulating that smaller employment sites will be protected, which could affect the amount of brownfield sites which could be redeveloped for housing.	There is not considered to be any conflict. A limited number of site / trading estates for small businesses will be protected but this will not prevent other sites being becoming available and being considered for residential development during the plan period.
County Hall	2.24 Transport and Parking	There appear to be a need for cross-referencing to ensure consistency of this section with Transport and Parking (Chapter 7).	Disagree. It is not considered to include detailed cross-referencing in the text given that the cross-referencing is set out after each strategic policy.
Potters Bar Society	2.26 Transport and Parking	Bus services in Potters Bar are infrequent and unreliable. Basing heavy development on the hub is very dangerous because you can not assume that all new workers will come by train.	It is acknowledged that public transport is not as extensive in locations closer to the centre of London but Potters Bar is still well located in terms of public transport accessibility compared to many areas in the County. The centre of the town is considered appropriate as focus for new development..
English Nature - Essex Herts & London Team	2.27 The built and natural environment	Natural England welcomes the reference to Parish Plans in the settlement of Radlett and Shenley. Parish Plans are an established tool that can assist local communities to improve their local environment and provision of services.	Support noted.
English Nature - Essex Herts & London Team	2.27 The built and natural environment	The commitment to safeguard and enhance the diverse wildlife and habitats and the character of the Borough landscape is truly welcomed. We strongly support the three environmental themes identified here. These must be applied to all new developments in the Borough.	Support noted.
RAID Residents Against Inappropriate Development	2.27 The built and natural environment	Agree with the protection of wildlife and habitats and safeguarding the character and openness of the countryside.	Support noted.

Hertfordshire Property - Hertfordshire County Council	2.3 LDF Core Strategy Objectives	Recognition of the cumulative impact of new housing on services and infrastructure for S.106.	The Core Strategy, particularly in the Building Sustainable Communities section, clearly recognises and seeks to address (including via a standard charge on smaller residential schemes) the cumulative impact of new development.
RAID Residents Against Inappropriate Development	2.3 LDF Core Strategy Objectives	Strongly agree.	Support noted.
CGMS	2.3 LDF Core Strategy Objectives	We welcome acknowledgement of the limits to development in built up areas to accommodate new development to meet local housing needs. In Table 6 there could be conflict between obj 2 and 3 and this should be recognised.	Support noted. The potential tension between objectives 2 and 3 is noted and the wording of the Green Belt objective will be reviewed.
Hertsmerre Borough Council	2.30 Community and Infrastructure	2..30, line 6 – include "parks and open spaces, play and leisure facilities..."	Noted. The text will be amended accordingly.
GO- East	2.31 Strategic spatial policies	Generally should be revised. Strategic Spatial Policies lack the connection with broad locations or level of growth, and therefore lacks reasonable options and their implications in spatial terms for overall development. It is felt that this section reads more like a DC framework (pt.21/22) to control and react to development. It is not something that manages the distribution of development over the plan period. Should also address the present deficiencies in development in particular areas.	The strategic spatial policies are being redrafted where appropriate to make them more Hertsmerre specific, although Policy SP2 provides a clear indication of the focus of housing growth. There have also been difficulties in obtaining information from other service providers in terms of their long term strategic land use requirements; such information would clearly inform the strategic spatial policies.
The Patters Bar Society & PBIF	2.32 Strategic spatial policies	Fully agree	Support noted.
Oaklands College	2.34 Strategic spatial policies	We wish to see a focus on the provision of suitable accommodation for key workers in the borough	The continued provision of the key worker and other intermediate housing is set out in paragraph 3.34 and Policy CS4
Hertfordshire Constabulary	2.35 Strategic spatial policies	Supported	Support noted.
Oaklands College	2.36 Strategic spatial policies	We wish to see the inclusion of the Learning and Skills Council (L-SC) identified as one of the "key local service providers" as a founder of education and training.	Noted. The text will be amended accordingly.
Oaklands College	2.37 Strategic spatial policies	Para 2.37 Support. no comments	Noted.

Amesbury Development Ltd	2.37 Strategic spatial policies	Object	Noted but no detail provided to support the objection. Unable to respond.
County Hall	2.38 Strategic spatial policies	It is suggested that both CABE and Inspire East be approached to quantify the realistic capacity of those bodies to influence design issues in Hertsmere.	The role of those organisations is largely to support and inform the development management process. It is not considered necessary to identify their potential capacity within the Core Strategy.
RAID Residents Against Inappropriate Development	2.4 LDF Core Strategy Objectives	Would like to see protection against coalescence with the London Borough suburb of Barnet by protecting against ribbon development along the A1000.	The need to keep Potters Bar separate from High Barnet is supported and the options proposed to accommodate growth take account of PPG2 and the need to use the Green Belt to prevent settlements from coalescing.
Heathways Residents' Association	2.4 LDF Core Strategy Objectives	I support the projected actions for improvements to the town Centre in Potters Bar. However increased facilities like multi story parking at the Railway Station would relieve local minor road congestion and the number of commuter cars now being parked just outside the CPZ.	The provision of a multiple storey car park at the station would be the responsibility of the rail operating company; Network rail and HCC. However, the station forecourt enhancements being introduced will assist the circulation of traffic.
Hertfordshire Property - Hertfordshire County Council	2.5 Distribution of development	The settlement hierarchy should consider issues of the location of housing with regard to where there are already primary and secondary schools, e.g. Potters Bar schools in the west are full, and South Mimms is not identified as a housing location, but has a primary school.	Schools provision in South Mimms will be considered and may result in the village having a higher position within the settlement hierarchy. It is not considered necessary to mention school provision in Potters Bar given that the Local Education Authority have stated there is an over-supply of school places in the town.
Environment Agency	2.5 Distribution of development	The Council's SFRA should be referenced in this section as an important evidence base for the distribution of development. This should indicate the areas that are at risk of flooding and how this will be treated.	Noted. The findings of the SFRA will be incorporated into the Core Strategy when the study is finalised..
County Hall	2.5 Distribution of development	It is important that the submitted Core Strategy clearly articulates and is supported by relevant technical appraisals of i) The rational behind the development of a settlement hierarchy. ii) How the areas of the search around Potters Bar and Borehamwood have come to be favoured above others on the periphery of those settlements.	The Core Strategy is considered to address these points.
CGMS	2.6 Distribution of development	Do not agree with the suggestion of the redevelopment of some vacant and potentially vacant employment land as a means to provide brownfield land to accommodate part of the 90% of the target of 5,000 homes. Undermines the 'Interim Central Herts employment land review 2006' and SP5.	The Preferred Options propose the retention of almost all of the Borough's existing strategic employment allocation, with the exception of the release of up to 4 ha in the Eistree Way Employment Area. However, the identification of new local significant employment sites is expected to offset this by providing a protected supply of smaller employment sites across the Borough, including in Borehamwood.
Heathways Residents' Association	2.6 Distribution of development	I have concerns about infilling and building on small pockets of Green Belt and the steady encroachment of such Green Belt land.	The Council has little choice but to consider areas in the Green Belt, because of the brownfield shortfall. However, mechanisms are provided to ensure that Green Belt land is only developed, if brownfield windfall sites do not come forward

National Grid Property Holdings Limited	2.7 Distribution of development	The spatial objectives should be amended to ensure an adequate supply of housing land in Borehamwood meets the requirements for both market and affordable housing.	The wording will be amended to refer to both 'affordable and market' housing
Home Builders Federation	2.7 Distribution of development	This policy should point out that it is the role the Strategic Housing Land Availability Assessment to decide future housing needs rather than the Council's assumptions.	The proposed distribution of housing is based on a number of factors including the Urban Capacity Study, whose assessment of housing capacity across the Borough has informed the Council's view of where housing should be developed. The methodology for Urban Capacity Studies has a number of key similarities with that for Strategic Housing Land Availability Assessments.
PGA Design Consulting	2.7 Distribution of development	There is not enough evidence to show that sufficient brownfield sites are available to meet the Bushey allocation for housing.	The Council's Urban Capacity Study, whose preparation closely followed government guidance, provided the basis for assessing the brownfield capacity of Bushey.
Three Valleys Water PLC	2.7 Distribution of development	Support the council's choice of Bushey as a strategic location for housing development. Three Valley Water would like to notify the Council that the front part of the Blackwell housing site will soon be surplus to requirements, thus should be allocated for housing.	Support noted. Detailed allocation of the site for housing will be considered through the Site Allocations DPD.
Barton Willmore Planning Partnership	2.7 Distribution of development	The represented party supports the inclusion of Bushey as a Strategic Housing Location.	Support noted.
Phillips Planning services Ltd	2.8 Distribution of development	The boundary of Green Belts should only be altered in exceptional circumstances; the present boundaries were only altered by the removal of safeguarded land from the Green Belt. Therefore there is no case for re-consideration of those boundaries in the course of preparing the LDF.	Detailed boundary changes will be considered in the Site Allocations DPD but it is appropriate that all alternatives for housing locations are considered, particularly because the SEA Directive require this.
Phillips Planning services Ltd	2.8 Distribution of development	Fails to refer to the status of land identified in the adopted local plan. It also implies a contingent approach to the identification and release of housing land.	Although reference is made in the Core Strategy to housing supply being accommodated post 2021 at the same annual rate as pre-2021, the Core Strategy and relevant housing policies will be amended to more clearly state the need for housing provision in the Borough for 15 years / to around 2024. The status of safeguarded will be reassessed for housing or for reversion to Green Belts.
Open Spaces Society	2.9 Distribution of development	Would like to see greater active commitment to seek brownfield sites.	The Core Strategy is considered to place a considerable emphasis on brownfield site development. However, the Council has little choice but to consider areas in the Green Belt, because of the brownfield shortfall. Nevertheless mechanisms are proposed to ensure that Green Belt land is only developed, if brownfield windfall sites do not come forward

c/o Fountain	2.9 Distribution of development	Paragraph 2.9 only seeks to protect Green Belt land which also happen to green field. Paragraphs 2.5-2.8 specifically relate to brownfield sites; and there is no text that indicates how and when greenfield sites that are outside the Green Belt will be considered for development. To encourage development of brownfield sites first, the paragraph should refer to greenfields and/or Green Belt sites.	The pro-active allocation of brownfield, Green Belt land is not being carried out. The Core Strategy is not advocating the release of greenfield sites within urban areas such as those currently designated as 'urban open space'.
Home Builders Federation	2.9 Distribution of development	The approach stated in this policy is inflexible. It must be pointed out that it is the role of the Strategic Housing Land Availability Assessment to underpin the identification of the available and deliverable housing sites.	The proposed distribution of housing is based on a number of factors including the Urban Capacity Study, whose assessment of housing capacity across the Borough has informed the Council's view of where housing should be developed. The methodology for Urban Capacity Studies has a number of key similarities with that for Strategic Housing Land Availability Assessments.
Planning Perspectives	2.9 Distribution of development	Paragraph 2.9 seeks to limit the consideration of Green Belt release to sites within the identified areas of search.	A set of high level criteria were used including PPG2 Green Belt criteria to enable the identification of areas of Green Belt. The inclusion of additional areas within the Green Belt would be contrary to this methodology.
Heathways Residents' Association	2.9 Distribution of development	Do not think it should be a requirement to 'nibble away' at small pockets of Green Belt Land especially where existing properties will lose considerable visual amenity and scarred by developments of high density housing.	The Council has little choice but to consider a limited number of areas in the Green Belt, because of the identified brownfield shortfall. However, mechanisms are provided to ensure that Green belt land is only developed, if brownfield windfall sites do not come forward.
The Radlett Society and Green Belt Association	2.9 Distribution of development	'Greenfield' should not be confused with 'Green Belt' It is the aim of our association to protect Green Belts; therefore we do not support any loss of greenbelt simply to make up for national housing numbers. Also concerned that potential landowners and developer will take advantage of the supposed 'local small scale changes to Green belt boundaries'.	The text of the Core Strategy and if necessary the glossary will be revised to ensure that there is no scope for confusion between the terms Green Belt and greenfield. Any small scale development within the Green Belt would only be permitted on an exceptional basis, via the Site Allocations DPD, where there is previously developed land and buildings and / or the current Green Belt boundary cannot be justified under the terms of PPG2.
Planning Perspectives	2.9 Distribution of development	In the event that housing targets cannot be met on surplus employment land and should Green Belt releases be necessary, consideration should be given to further housing at Shenley where development will deliver the spatial objectives set out in Table 7. We therefore object to this paragraph that seeks to limit consideration of Green Belt releases to sites within the identified areas of search shown on the key diagram.	Shenley has accommodated a lot of growth over the past 10-15 years and is considered has reached its limit, given its location in the Green Belt, its poor public transport accessibility and the limited range of services available in the settlement.
Boyer Planning	2.9 Distribution of development	The location of housing in the green belt and small-scale changes to the greenbelt are not translated into strategic policies.	SP2 outlines same locations. To what extent should they be translated.



EDAW	2.9 Distribution of development	<p>The Urban Capacity Study Update 2007 identifies a shortfall in housing requirements of between 454 and 986 dwellings against RSS requirements between 2001 and 2021. This highlights the significant uncertainty surrounding the potential to accommodate future housing requirements within the existing urban areas without compromising other planning policy objectives, in particular the creation of sustainable communities with a balanced mix of housing types and associated community/social facilities. Paragraph 2.9 of the CSPO report acknowledges that the release of land from green belt may be necessary to accommodate any balance of housing which cannot be accommodated on previously developed land within existing built up areas.</p>	<p>The justification for the quantum and distribution of the proposal areas of search is set out in paragraph 3.11 whilst paragraph 2.10 clarifies why Green Belt growth around Bushey is not being sought</p>
	2.9 Distribution of development	<p>The Urban Capacity Study Update 2007 identifies a shortfall in housing requirements of between 454 and 986 dwellings against RSS requirements between 2001 and 2021. This highlights the significant uncertainty surrounding the potential to accommodate future housing requirements within the existing urban areas without compromising other planning policy objectives, in particular the creation of sustainable communities with a balanced mix of housing types and associated community/social facilities. Paragraph 2.9 of the CSPO report acknowledges that the release of land from green belt may be necessary to accommodate any balance of housing which cannot be accommodated on previously developed land within existing built up areas.</p> <p>The document states that any green belt releases will be focussed on sites within identified areas of search but there is no justification provided for these areas being restricted to the limited number of areas surrounding Potters bar and Borehamwood which are identified on the key diagram. Significantly, the key diagram excludes land around Bushey from the area of search and provides no justification as to how the areas were identified.</p>	<p>The justification for the quantum and distribution of the proposal areas of search is set out in paragraph 3.11 whilst paragraph 2.10 clarifies why Green Belt growth around Bushey is not being sought</p>

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RAID Residents Against Inappropriate Development	2.9 Distribution of development	<p>Do not agree to the identified area for possible development to the south of Potters Bar, which extends to the M25. The expansions of Potters Bar up to the motorway will close the Green gap towards the hamlet of Bentley and Potters Bar and Canwick Corner both sides of the A1000.</p>	<p>It is not possible that development will go right up to M25, due to the environmental constraints of this location (i.e. noise, air quality). There is still a considerable distance between Potters Bar and High Barnet and any limited development in the Green Belt immediately to the south of Potters Bar (and north of the M25) would not lead to the coalescence of the settlements, so long as land around Wrotham Park was not also developed for housing; this latter 'rural expansion' approach is ruled out through paragraph 2.15 of the preferred options report.</p>
Barton Willmore Planning Partnership	2.9 Distribution of development	<p>PPS 3 emphasises the delivery of housing, and the represented party considers that this should be prioritised over the preservation of some areas of the Green Belt. (Considered unsound under PPS 12, test iv.)</p>	<p>The Core Strategy seeks to follow the requirements of PPS3 in terms of delivering housing. However, Paragraph 3.13 of the Core Strategy reflects PPS3 by stating that it is neither appropriate nor required for all housing land to be made available from the outset.</p>
Highways Agency	3. Housing	<p>The report estimates that additional housing requirements for the period 2001-2021 based on the proposed average annual build for Hertsmere as set out in RSS 14 is 4014 houses in scenario 1, and 4546 houses in scenario 2.</p>	<p>Noted</p>
	3. Housing	<p>Borehamwood has contributed its fair share of housing between 2001-2007, which represents more than any other place in the borough. The Council needs to address the cosmetic look of Borehamwood, in particular Shenley Road which local residents feel has gone downhill.</p>	<p>The 40% cap on development includes windfall sites and conserved to represent the maximum capacity of the town. However, as the largest town in the Borough, the Council considers it appropriate that Borehamwood accommodates a significant proportion of the growth required in the Borough. Highways enhancement is a HCC responsibility.</p>

CGMS	3. Housing	Welcome the acknowledgement of the need to accommodate strategic housing requirements on land presently designed as subject to Green Belt policy.	Support noted.
GO- East	3. Housing	As with other text boxes at the start of each chapter, reference should be made to the Evidence Base.	In order to keep the text boxes to a reasonable size, it is not considered practical to include reference to the technical studies undertaken. Key aspects of the the evidence base are highlighted in the supporting text to
Great Bear Group Ltd	3. Housing	By adding our own land of 32 acres abutting the residential area of Borehamwood, we would meet the council's prospective new residential development including the release of Green Belt land. Eager to discuss this proposal with the council.	Support / Suggestion noted
	3. Housing	Noise and pollution from M25 would be a health hazard. Another slice of the Green Belt gone. Transport impact on both the Barnet Road and Baker street would cause congestion. Where will children go if the proposal to close Sunny school goes ahead?	Noted. The concerns raised are valid ones and will be tested at the site allocations stage. The most appropriate areas for future Green Belt housing, if required, will take full consideration of air quality and noise factors. Herts County Council have indicated there is sufficient capacity in local schools for at least the next seven years. Amendments will be made to the Core Strategy to require a review of the document and the distribution / phasing of housing in Potters Bar should HCC subsequently identify schools capacity problems.
Potters Bar Society	3. Housing	The County is already overcrowded, more housing will increase this further.	The new housing requirements are driven by central government requirement and have not been set locally by Hertsmere Borough Council.
Mr & Mrs R Baker	3. Housing	Building around Potters Bar would increase congestion particularly around Southgate Rd/M25 areas. An issue of access to housing would arise. The M25 can not be used as access, thus other roads from the M25 will be needed.	Noted. The concerns raised are valid ones and will be tested at the site allocations stage. The most appropriate areas for future Green Belt housing, if required, will take full consideration of air quality, wildlife, noise factors etc.
Highways Agency	3. Housing	Majority of development will need to be concentrated in market towns to encourage sustainability (particularly Borehamwood).	Noted
WHOSE!	3.2 Housing	Further congestion on Barnet Road would be created from new building development. Development in this area is not viable solution to housing needs in Potters Bar.	The concerns raised are valid ones and will be tested at the site allocations stage. The most appropriate areas for future Green Belt housing, if required, will take full consideration of factors such as traffic impact in consultation with Herts County Council.
PGA Design Consulting	3.2 Housing	There is inconsistency between the numbers for housing delivery in this paragraph, and that claim in paragraph 3.3 that Hertsmere has met the Structure Plan housing targets.	It is not clear where any inconsistency lies. The two paragraphs appear to be consistent with each other.

PGA Design Consulting	3.2 Housing		<p>Congestion would arise from building works in Pottery Bar, particularly around Southgate road. Access to housing is an issue due to M25 not being accessible. In addition there are concerns for impact on wildlife site in the fields close to M25.</p>	<p>Noted. The concerns raised are valid ones and will be tested at the site allocations stage. The most appropriate areas for future Green Belt housing, if required, will take full consideration of air quality, access, wildlife, noise factors etc.</p>
GO-East	3.4 The availability of land for new housing		<p>It should be recognised that PPS3 states that windfall sites should not be considered until 10 years into the plan. Locally exceptions should be justified. Should refer to strategic housing land availability assessment, historic windfall delivery rates and expected future trends.</p>	<p>The Council's Urban Capacity Study is considered to provide a robust estimate of capacity and when considered along with other data which is available, it contains much of the key information required of a SHLAA.</p>
CPRE The Hertfordshire Society	3.5 The availability of land for new housing		<p>The "Council for the Protection of Rural England" referred to in the sixth line is no longer the correct title for CPRE. We changed our name to Campaign to Protect Rural England two or three years ago. Proposed change: Amend "Council for the Protection of Rural England" to "Campaign to Protect Rural England".</p>	<p>Noted. The will be amended accordingly.</p>
Scott Wilson	3.7 The availability of land for new housing		<p>Object to overall density of 40 dwellings per hectare. Higher densities on brownfield sites have militated against the provision of family housing.</p>	<p>This figure does not represent the exact density which would be sought within any allocated housing sites although the Council considers that development at this density is capable of providing both family and non-family housing.</p>
RAID Residents Against Inappropriate Development	3.7 The availability of land for new housing		<p>Disagree with a density of 40 homes per hectare and development on a single large Green Belt site. This would affect the area concerned and impact on wildlife, environment and the openness of the countryside.</p>	<p>The 'single large release' is not advocated in this paragraph.</p>
CGMS	3.7 The availability of land for new housing		<p>Support for 3.7-8 for the single location of 11 hectares.</p>	<p>Support welcome</p>
Zog Ltd	3.8 The availability of land for new housing		<p>Change sought in line 5 to sought? There is a conflict between the East of England Plan and this paragraph, as well as between defined areas of search and currently safeguarded land in meeting the required housing targets.</p>	<p>Typo noted. The Council is only seeking 10 - 15% of the land within Areas of Search. If located on different sites, it is considered that this would only require a Green Belt adjustment rather than a full review. The role of currently safeguarded sites will be clarified although clear reference is made to them in paragraph 3.11.</p>

We are only seeking 10 - 15% of the land within Areas of

Scott Wilson	3.8 The availability of land for new housing	<p>Objection to the sequential approach to development in the Green Belt. The Council's policy should be to obtain a balance of allocations in order to accommodate smaller units and family housing irrespective of location.</p>	<p>The government emphasise on prioritising brownfield land and the local community's stated priority of protecting the Green Belt, as reflected in CS objective 2, reinforce the need to ensure that there is sufficient flexibility to enable brown field housing opportunities to come forward within the first part of the plan period.</p>
Heathways Residents' Association	3.8 The availability of land for new housing	<p>We would object to development of small individual Green Belt sites and in effect infilling where existing small packets of Green Belt enhance the rural scene of existing properties</p>	<p>Although the Core Strategy support the release of Green Belt land if required, a range of criteria as proposed in Policy CS2, seek to guide development to areas where it would have least impact.</p>
DLA Town Planning Ltd	3.11 The distribution and location of new housing	<p>Although locating new housing on brownfield sites within existing urban areas is in accordance with Government guidance, it is unlikely that enough suitable land will come forward from these sites. Consideration should be given to amending the settlement boundaries of settlements such as Radlett to allocate some Greenfield land for housing. Provided the infrastructure is either in place or will be provided in the future, there is no reason why additional housing can't be accommodated in this way without any detrimental impact to the area.</p>	<p>The Core Strategy does not preclude small scale changes to the boundary of Radlett where it can be demonstrated that the current Green Belt boundary does not properly reflect PPG2 Green Belt criteria</p>
Exchange Limited	3.11 The distribution and location of new housing	<p>The areas of search are considered inadequate and unjustified, as they are limited to areas of land around Potters Bar and Borehamwood. This would not allow the represented party's holding in Potters Green, which it considers to be suitable, to be considered for any residential development that cannot be located within existing towns.</p>	<p>Paragraph 2.12 does not preclude the appropriate redevelopment of suitable sites in smaller settlements, such as Potters Green, should those sites arise. Consideration will be given to the suggested site in Potters Green through the Site Allocations document.</p>
Hertsmeare Borough Council	3.11 The distribution and location of new housing	<p>Open space criteria – this sentence doesn't make sense. Is it supposed to say "...have been excluded from consideration" at the end of the sentence?</p>	<p>Noted. The text will be corrected.</p>
Heathways Residents' Association	3.11 The distribution and location of new housing	<p>We would strongly object to any development on the Green Belt land behind the houses in Heath Road Potters Bar opposite Lochinver House School. We support the defined Access Criteria that excludes form consideration areas that could only be accessed using existing minor roads or cul-de-sacs or by the destruction of perfectly good existing properties. Our understanding is that this would exclude any developments that would be accessed via Heath Road, Green Meadow and Westwood Close Potters Bar. We support the Area-size criteria</p>	<p>The Areas of Search do not represent the final locations for any housing development beyond existing built up areas and are only the starting point for considering where housing could be located; a range of factors, including landscape impact will need to be applied before individual sites can be identified in the Site Allocations DPD.</p>
Zog Ltd	3.11 The distribution and location of new housing	<p>3.11 &amp; 3.12. Inadequate justification for adopting the Areas of Search in term of the status of safeguarded land. Definition and policy area is required for safeguarded land.</p>	<p>The role of currently safeguarded sites will be clarified although clear reference is made to them in paragraph 3.11. However, the Council is required to look at all alternative options for locating new housing as required by the SEA Directive.</p>

<p>Planning Perspectives</p>	<p>3.11 The distribution and location of new housing</p>	<p>Further development in Shenley would not result in the coalescence with nearby towns. Land adjacent to Shenley cricket ground could be accessed off Shenley Road/Radlett Lane.</p>	<p>Shenley has accommodated a lot of growth over the past 10-15 years and is considered to have reached its limit, given its location in the Green Belt, its poor public transport accessibility and the limited range of services available in the settlement.</p>
<p>Planning Perspectives</p>	<p>3.11 The distribution and location of new housing</p>	<p>In terms of the criteria set out, further development at Shenley would not result in the coalescence with nearby towns. The land adjacent to Shenley cricket ground could be accessed off Shenley Road/Radlett Lane would not result in the loss of open space and would constitute rounding off the existing settlement.</p>	<p>Shenley has had a lot of growth over the past 10-15 years and is considered to have reached its limit, given its location in the Green Belt, its poor public transport accessibility and the limited range of services available in the settlement.</p>
<p>CPRE The Hertfordshire Society</p>	<p>3.11 The distribution and location of new housing</p>	<p>We would strongly object to any development on the Green Belt land behind the houses in Heath Road Potters Bar opposite Lochinver House School. We support the defined Access Criteria that excludes from consideration areas that could only be accessed using existing minor roads or cul-de-sacs or by the destruction of perfectly good existing properties. Our understanding is that this would exclude any developments that would be accessed via Heath Road, Green Meadow and Westwood Close Potters Bar. We support the Area-size criteria</p>	<p>The location of Wildlife Sites will be one of a number of criteria to be applied when identifying housing sites within the Areas of Search. The Coalescence of Settlements, including those beyond the Borough boundary, will remain a factor although the Council has already included this within the high-level criteria already applied.</p>
<p>CGMS</p>	<p>3.13 Phasing and implementation strategy</p>	<p>It is our opinion that release of land must also have regard to monitoring of land coming forward for development.</p>	<p>Noted. This will be undertaken via the Annual Monitoring Report, as stated in the text.</p>
<p>GO- East</p>	<p>3.13 Phasing and implementation strategy</p>	<p>3.13-3.23 -This section and its interpretation of PPS3 may be considered unsound if it's seen as inappropriate, particularly with regard to phrases like 'the Council will use its reasonable endeavours to ensure that a rolling five year supply of developable land is made available'. Policy CS3 could result in an under provision of housing...the strategy to prevent over provision must be balanced out with reference to how the under-provision of housing would be addressed, to ensure continuous housing delivery.</p>	<p>The concerns about how any under-provision of housing are noted although Policy CS3 already states that allocated land in later phases will be brought forward, if necessary, to maintain the five year supply of housing land. The supporting text to the Policy will be clarified to state that this relates to the need for a continuous five year supply and that this will include greenfield allocations - although the need to bring forward these allocations and the associated timing will need to be considered through a formal alteration to the Core Strategy. The phrase 'the Council will use its reasonable endeavours' will be redrafted.</p>
<p>Scott Wilson</p>	<p>3.15 Phasing and implementation strategy</p>	<p>Object to the restriction on housing allocations and windfall sites above 25 dwellings coming forward should the 5,000 target be in danger of being exceeded. The RSS housing target is a minimum not a maximum and sustainable housing schemes delivering new and affordable housing plus community benefits should not be resisted merely on statistical grounds.</p>	<p>The Council considers that allocations and significant windfalls, once 5000 homes have been built, are most appropriate provided for through a review of the Core Strategy and once RSS14 had been revised with a post-2021 framework for housing delivery. In the meantime, the approach highlighted in Para 3.15 and Policy CS3 is considered appropriate to enable smaller windfall to come forward.</p>

Home Builders Federation	3.15 Phasing and implementation strategy	This paragraph states that where the Council is likely to exceed the RSS housing targets before 2021, it is proposed that the Council should prevent any allocated housing sites and windfall sites in excess of 25 new homes from being developed. However, given that the RSS sets a minimum housing requirement, such an approach would be out of conformity with the RSS and would be unsound.	The Council is not advocating a moratorium on housing should the 5,000 target be reached before 2021. However, it is not considered appropriate to allocate further sites post 2021 until a review of RSS14 has been undertaken enabling the Council to plan properly for its housing requirements over the following years. The end date of the plan period will be amended to 2024 to reflect the need to plan for a 15 year supply of housing, post-adoption.
CGMS	3.16 Phasing and implementation strategy	We disagree that no green belt review is required since the urban capacity study has revealed a short fall of housing land to meet strategic requirements (pt 453).	This paragraph only emphasises that RSS14 has not identified Hertsmere as a location for a formal Green Belt review. It does not mean that limited development in the Green Belt cannot take place in order to meet the housing targets. However, the Council considers that a single large release of Green Belt land to meet the housing targets would require a local Green Belt review, which is not sought in the emerging RSS.
Home Builders Federation	3.16 Phasing and implementation strategy	This paragraph ignores government policy in relation to the length of Plan periods. The suggestion that the same rules that other Authorities have to adhere to should not apply to Hertsmere is unacceptable. Furthermore it is neither appropriate nor realistic to specify levels of windfall development post 2021.	The end date of the plan period will be amended to 2024 to reflect the need to plan for a 15 year supply of housing, post-adoption. It is not considered appropriate to allocate further sites post 2021 until a review of RSS14 has been undertaken enabling the Council to plan properly for its housing requirements over the following years. Consequently, the Council wishes to limit housing post-2021, pending an RSS review, to windfall development.
Home Builders Federation	3.17 Phasing and implementation strategy	The HBF does not believe that the Council's arbitrary approach to phasing will serve any useful purpose. Whilst clearly it is important to phase developments where infrastructure and services are required, this will not always be the case. PPS3 focuses heavily on the housing delivery, rather than overly seeking to micro-manage housing supply.	The Core Strategy seeks to follow the requirements of PPS3 in terms of delivering housing. However, Paragraph 3.13 of the Core Strategy reflects PPS3 by stating that it is neither appropriate nor required for all housing land to be made available from the outset.
Ms Vine	3.19 Phasing and implementation strategy	Paragraphs 5.19, 5.20 and 5.21 (Supported)	Support noted.
CPRE The Herfordshire Society	3.19 Phasing and implementation strategy	We particularly welcome the acknowledgement of the need to provide additional infrastructure capacity in some locations before sites can be released for development.	Support noted.
English Nature - Essex Herts & London Team	3.19 Phasing and implementation strategy	We would like to see the point made by the Planning Policy Statement (PPS9 paragraph 13) about biodiversity and geological conservation being acknowledged within the Core Strategy	This is covered in Policy CS12.
WHOSE!	3.19 Phasing and implementation strategy	Welcome the need to provide additional infrastructure capacity in some locations before sites can be released for development.	Support noted

Home Builders Federation	3.20 Phasing and implementation strategy	With the proposed identified land supply, national guidance states that "unallocated brownfield sites would normally have been identified by the LPA as being suitable for a housing use and have made sufficient progress through the planning process at the time of the assessment to be considered deliverable in the terms paragraph 54 of PPS3."	Much of the Council's identified, deliverable housing land is in the form of sites with planning permission, in accordance with paragraph 54 of PPS3. The details of these sites are set out in the Urban Capacity Study.
Home Builders Federation	3.21 Phasing and implementation strategy	Refers to the selection and phasing of sites being guided by the Council's Urban Capacity Study. Clearly in the context of PPS3 this is inappropriate. Instead, it must be done with regards to the content of the Strategic Housing Land Availability Assessment	The Council's Urban Capacity Study is considered to provide a robust estimate of capacity and when considered along with other data which is available, it contains much of the key information required of a SHLAA.
Zog Ltd	3.22+3.23 Phasing and implementation strategy	There is a reliance on windfall sites, based only on the last three years. This is considered to be too optimistic. Suggest a earlier release of safeguarded land to compensate for shortfalls.	Paragraph 3.22 states data is based on 6 years - from 2001 - 2007. This is considered sufficiently robust to avoid bringing forward any Green Belt and currently safeguarded land releases.
Mr & Mrs R Baker	3.24 Affordable Housing	If there is to be affordable housing off Barnet Road via Dove Lane, further congestion will arise. This isn't a viable solution to the housing needs in Potters Bar, and there are plenty of other areas i.e. lower part of Mutton Lane. Powis Court and Dove Lane are both residential roads.	The Core Strategy does not seek to allocate locations for the provision of Affordable Housing. However, all principal settlements are considered to be suitable for the provision of Affordable Housing on development sites over 15 units / 0.5 hectares.
Home Builders Federation	3.24 Affordable Housing	Reference is made to the content of a Housing Needs Survey. However, PPS3 now requires that a Strategic Housing Market Assessment is produced in conjunction with other key stakeholders. The Council will need to see that this is done in order to underpin any evidence base.	The Council's Housing Needs Survey undertaken in 2004/5 has provided part of the a basis for the development of SP2 and other housing policies in the Core Strategy. The timing of work on the new SHMAs is such that it will not be possible for that study to directly inform the Core Strategy. However, the supporting text to Policy CS4 (Affordable Housing) will be amended to reflect that a review of relevant Core Strategy policies will be undertaken should a SHMA point to that being required.
Hertsmere Borough Council	3.26 Affordable Housing	Annual shortfall is now greater than 351 homes, as since the 2005 HNS the number of re-lets becoming available through the vacation of existing social housing has fallen"	In the absence of updated data on all aspect of supply and demand/ need, the annual shortfall identified in the Housing Needs Survey is considered to be represent an appropriate starting point for developing Affordable Housing policies.
Zog Limited	3.26 Affordable Housing	The evidence base is not sufficient, the Housing Needs Survey is inadequate and a Strategic Housing Market Assessment is needed to inform the Core Strategy. This is because the Governments guidance has changed, and now requires the overall need for all types of housing to be measured.	The Council considers its evidence base to be sufficient on the basis of the government policies in place to support local Affordable Housing policies and the requirements in place when the Core Strategy was being drafted. The threshold reflects a nationally set minimum requirement, as contained in PPG3.
Zog Limited	3.29 Affordable Housing	There is not a good enough evidence base to support the lowering of the threshold for affordable housing.	The threshold reflects a nationally set minimum requirement, as contained in PPG3.



Phillips Planning services Ltd	3.3 The availability of land for new housing	The time period covered by the LDF should be extended to 2026. Reference should be made to the status of sites already excluded from the Green Belt.	We will clarify with the state after 2021. The status of safeguarded will be reassessed for housing or back to green belts. Paragraph 3.11
Zog Limited	3.31 Affordable Housing	There is no viability testing of site size thresholds or quantum of provision as required by PPS 3. Also there is not enough evidence to support the statements made about the number of affordable units delivered, or the claim that lowering the threshold for affordable housing would increase the numbers that are delivered.	The threshold is set nationally and the quantum, at 25%, is the same as the current Local Plan. This is considered to be modest bearing in mind RSS Affordable Housing aspirations. No evidence provided on viability by RPS. As more schemes will now need to provide Affordable Housing, it is reasonable to expect that the overall number of Affordable Housing units will rise.
Hertsmere Borough Council	3.31 Affordable Housing	This paragraph is not adequate because it does not address the issues of the site size thresholds and levels of affordable housing that must be met to achieve viable development. In short, there is not a good enough evidence base.	The Council considers that increasing Affordable Housing requirements beyond 25% could raise viability issues and can demonstrate that 30% has been provided in recent years under the terms of the current Local Plan requirement of 25%. It is reasonable to expect that the overall number of Affordable Housing units will rise with the reduced threshold in place.
Zog Limited	3.32 Affordable Housing	With reference to the second line, it would be better to refer to intermediate affordable housing as opposed to shared equity housing.	Paragraph 3.34 largely refers to intermediate housing rather than any specific tenure within that category.
Hertsmere Borough Council	3.34 Affordable Housing	25% Affordable housing should be increased to 35% or more, allowing people more of a chance to rent or buy. More 3-4 bedroom houses should be built to ease current problems of Family overcrowding.	The Council considers there increasing Affordable Housing requirements beyond 25% could raise viability issues and can demonstrate that 30% has been provided in recent years under the terms of the current Local Plan requirement of 25%. It is reasonable to expect that the overall number of Affordable Housing units will rise with the reduced threshold in place. Policy CS7 and the emerging Affordable Housing SPD seek to address the acknowledged difficulty in securing large Affordable Housing units.
Clir Ernie Butler	3.34 Affordable Housing	It is inappropriate to refer to the management of affordable rented accommodation by RSL's in the policy. National guidance makes it clear that the management of affordable housing provision is not an appropriate spatial planning matter.	Detailed arrangements for the management of affordable rented homes is not set out in Policy CS4 or the supporting text. The word 'managed' will be changed to 'delivered'. However, it is considered logical to include a statement within the wording of the policy emphasising the need for new Affordable Housing to be delivered through a Registered Social Landlord.
Zog Limited	3.34 Affordable Housing	Support the thrust of policy CS4 but not support the flexibility of paragraph 3.32. The redevelopment of PDL and former gas sites will often be more expensive as a result of abnormal cost associated with historic uses.	The paragraph will be clarified to recognise that flexibility may be required where there are exceptionally high development cost because of, for example, contamination.
Home Builders Federation	3.34 Affordable Housing	There is not enough evidence to justify the stance that has been taken over tenure split. A Strategic Housing Market Assessment is needed to obtain this evidence.	The Council's Housing Needs Survey undertaken in 2004/5 has provided part of the a basis for the development of SP2 and other housing policies in the Core Strategy. The timing of work on the new SHMAs is such that it will not be possible for that study to directly inform the Core Strategy. However, the supporting text to Policy CS4 (Affordable Housing) will be amended to reflect that a review of relevant Core Strategy policies will be undertaken should a SHMA point to that being required.

Dacorum Borough Council	3.40	Additional pitch provision for gypsies is too low, and it is wrong to assume that Hertsmere should only provide 17 pitches.	The 17 pitch provision follows the proposal published in the RSS alteration (new proposal by EERA to be 18). However, the supporting text and policy will be reviewed to specifically reflect the need to permit 3% growth
British Horse Society	3.41 Gypsies and Travellers	Supporting part iii of policy CS6. Making no comment on the need for pitches.	Support noted
Home Builders Federation	3.47 The mix of new housing	The suggestion that housing mix should have regard to the content of old Housing Needs Survey is utterly bizarre. This is not their purpose. Instead, regard will need to be had to the SHMA. However, this will be in order to inform	The Council's Housing Needs Survey published in 2005 has provided part of the a basis for the development of Policy CS7 although it is recognised that there may be other evidence sources which provide a basis for
Mrs Wreks	3.49 The mix of new housing	With all the houses being built in Borehamwood, would like to know if future consideration could be made to build a retirement home in the Hertsmere area.	Policy CS7 includes provision for sheltered housing within large developments across the Borough. The definition will be extended to include Continuing Care Retirement Communities (CCRC).
RPS Planning (on behalf of Fairview New Homes Ltd)	4. Employment and the Economy	Objects due to the omission of a policy that ensures the release of employment land, for other uses where an employment use is no longer considered appropriate.	Only strategic sites will be allowed. CS9 will also some sites being left open to the possibility of development for other uses.
Highways Agency	4. Employment and the Economy	Pleased to note that the policy encourages employment growth to be developed in the market towns, which will encourage the use of public transport and minimise the need to travel by car.	Noted and welcome
Oaklands College	4.2 Employment and the Economy	Para 4.2 and para 6.1 and 6.6Support, no comments	Support noted.
County Hall	4.12 The Central Hertfordshire Employment Land Review	There should be a policy setting out criteria for the release of employment land to alternative uses and one encouraging the improvement of sub-standard employment areas. Given the approximate balance between demand and supply, the issue of improving poor quality employment land is not taken further. It would be helpful if the core strategy explains why the release of up to 4 hectares of the Elstree Way Strategic Employment Site is considered appropriate.	
RAID Residents Against Inappropriate Development	4.14 The Central Hertfordshire Employment Land Review	Disagree that additional employment sites should be implemented as Greenfield extensions to existing Designated Employment areas and sites.	We are qualifying CHELR recommendation, without necessarily following up on them.
Boyer Planning	4.16 The location, scale and type of new employment development	They state that it is too simplistic to base a policy on just the CHELR study, and that there shouldn't be a presumption that the supply of offices in old warehousing will be met by demand. Also, because the study focuses on type B employment, it is not representative.	There has generally been a shift from B2 to B1(a). In any case the amount mentioned are pretty modest. We are following East of England Plan which seeks strategic allocation for B-class industry. These types normally located together in a single location.

Barton Willmore Planning Partnership	4.19 The location, scale and type of new employment development	If only very limited sites are released for housing land, then how can this released land be relied upon (as proposed early in the document) to meet the shortfall in land for housing. (Considered unsound under PPS 12, test vi.)	We are not relying on surplus employment land for housing targets.
English Nature - Essex Herts & London Team	5. Open Land and the Environment	Natural England has had a recent assessment of the green belt policy and therefore proposes that the most sustainable solution be sought in where to locate new housing with the role of green belts as a standard.	We not English Nature prioritising on the role of the Green Belt, we are exploring the most suitable location for new housing and the least valuable land is being looked at for new housing.
Terence O'Rourke	5. Open Land and the Environment	There should be a new policy for the selective review of the Green Belt to enable the promotion of such locations and assist the town's regeneration.	Policy CS2 sets the fundamental for the removal of Green Belt for housing redevelopment.
Potters Bar Society	5. Open Land and the Environment	Major stores should have planning permission refused if wishing to operate in the Green Belt	
The Potters Bar Society & PBIF	5. Open Land and the Environment	All Green Belt and spaces must be Protected and maintained.	Welcomed
English Nature - Essex Herts & London Team	5. Open Land and the Environment	We acknowledge that a more detailed policy will be developed but we advise that this should make reference to the Hertfordshire Landscape Character Assessment. This will provide the necessary context for Policies CS12.	We will explore the scope to do this.
Myrimsmead Land Trust	5. Open Land and the Environment	Will the land in South Mimms either side of 49 Blanche Lane be suitable for released from the Green Belt to allow infill development for housing?	This matter will be covered in site allocation, please submit
Heathways Residents' Association	5.1 Open Land and the Environment	We object to exploitation on existing sites where gardens or homes are destroyed to enable infilling and in particular where such sites border on existing Green belt land	The government currently considers residential intensification involving back garden to constitute brownfield development. Nevertheless, the Council's Planning and Design Guide SPD seeks to ensure that any development of this type is only provided where it respect the character and appearance of the area.
Hertfordshire Gardens Trust	5.1 Open Land and the Environment	Support, no comment	Support noted

Woodland Trust	5.3 Open Land and the Environment	<p>The three broad strategic environmental issues to be considered include: 'Efficient use of natural resources'. The Trust would argue that the Core Strategy and that standardized across the Core Strategy and that 'Sustainable use...' would be a better term than both 'efficient' here and 'prudent' earlier (see 2.27). We also suggest that there is a need to include climate change and adaptation strategies for the natural environment as a broad strategic environmental issue, since it is currently the greatest threat to biodiversity and the natural environment. The contribution that planning can make to help nature adapt to climate change is highlighted in 'The Planning Response to Climate Change: Advice on Better Practice' (ODPM, 2004). This states that 'Planning bodies... can promote biodiversity through the short - and long - term protection and enhancement of existing designated areas and other areas of biodiversity value, and in safeguarding capacity for future change... they might assess the needs for safeguarding areas which help to maintain the connectivity of semi-natural habitats to allow species to adapt to climate change through dispersal' (p.53). The advice goes on to state that 'Plans and frameworks can review the</p>	<p>The Council is wary of the overuse of the term 'sustainable' but amend the text in Para 5.3 to state 'sustainable and efficient'. Climate change is considered to be covered by the first strategic issue.</p>
Potters Bar Society	5.4 Protection and enhancement of the natural and historic environment	<p>Support the Green Belt strongly, it is there for a purpose. The Green Belt helps to divide towns. When it is gone, it is gone forever.</p>	<p>Noted and welcomed</p>
Environment Agency	5.4 Protection and enhancement of the natural and historic environment	<p>This section must give an explanation of what the natural environment is in its context. It lacks a section on the Biodiversity Action Plan's species and habitats.</p>	<p>We will look to expand on the natural environment context, also on SPD.</p>
Environment Agency	5.5 Protection and enhancement of the natural and historic environment	<p>This section only lists a number of criteria by which some sites are protected. The Council must address the issue of river corridors within their core strategy and we would like to see development set back from watercourses. More opportunities for river restorations and a maximization of associate habitats must be addressed.</p>	<p>In the Paragraph 5.5 and 5.8 we will try to emphasis river corridors and their values and reflect this more in Policy CS12.</p>
Hertsmere Borough Council	5.5 Protection and enhancement of the natural and historic environment	<p>*INTERNAL MEMO* Under parks and historical gardens - should we specifically mention the Bushey Rose Garden?</p>	
Woodland Trust	5.5 Protection and enhancement of the natural and historic environment	<p>The list of historic and natural assets in the Borough should contain a specific reference to 'Ancient woodland'. We would like to see the Core Strategy support absolute protection for irreplaceable semi-natural habitats like ancient woodland. We are concerned that over-concentration on areas of existing statutory conservation designation (eg SSSIs, LNRs etc) may detract from other</p>	<p>There is no ancient woodland in the Borough; this has been verified with the Woodland Trust.</p>

County Hall	5.5 Protection and enhancement of the natural and historic environment	A clear reference in this policy on where these natural assets can be identified and located, the rationale behind their classification/design and the constraints that will be applied in respect of them will be useful. This should be dealt with in more detail in separate publications and referred to explicitly in the Core Strategy document. This is to provide a sound policy base.	
British Heart Foundation	5.6 Protection and enhancement of the natural and historic environment	In support, would like to see the protection of green space around communities.	Noted. Overall presumption to protect open spaces through CS14 confirms that.
Shenley Parish Council	5.6 Protection and enhancement of the natural and historic environment	Green Belt is constantly under threat from Government Policies and should be protected.	Noted
Three Valleys Water PLC	5.6 Protection and enhancement of the natural and historic environment	Support the concept that major development sites can also be permitted within the Green Belt.	Noted
PGA Design Consulting	5.6 Protection and enhancement of the natural and historic environment	More work need to be done before it can be concluded that there should be a restriction of development on major developed sites within the Green Belt.	The amount of development possible on Major Development Sites is largely set (and limited) by PPG2. However, the Council will explore a form of words which recognises the likely over supply of golf courses in the area and their need to diversify/adapt.
Environment Agency	5.6 Protection and enhancement of the natural and historic environment	Building development within the Green Belt should stop. Build inside the M25.	Table 11 shows development has been spread out in opposite fashion. Does not seek to develop the GB except for limited future housing sites where necessary.
Barton Willmore Planning Partnership	5.6 Protection and enhancement of the natural and historic environment	Amendments must be made to this policy to ensure that developers are made aware of their requirement in line with PPS25. This means that developers should apply the sequential approach to development sites; developments should take place in areas with the lowest risk first. It is good that this proposal was linked to CS12 which ensures the protection and enhancement of the natural environment	Agree. Will revise text wording to more closely reflect key requirements of PPS25.
	5.6 Protection and enhancement of the natural and historic environment	Although there is the need for a comprehensive review of the Green Belt boundaries, the represented party supports the need to protect the Green Belt. Releases should be considered around existing settlements to aid the building of new housing.	Noted. This is covered in the Housing Strategic Sections of the document. Distribution of development is the spatial strategy. Distribution of development seeks to protect Green belt but allocate new development adjacent to townships.

Scott Wilson	5.7 Protection and enhancement of the natural and historic environment	Objection is made to the proposal for the creation of a Strategic Gap policy. In terms of the hierarchy of policies Green Belt is more important than any local Strategic Gap policy. It is therefore an unnecessary and confusing policy change.	Given the Borough's location on the urban fringe of London, there is considerable pressure for 'appropriate' development in the Green Belt including the designation of and extension of many Major Development Sites. The Strategic Gap would serve to control the scale and location of development which is permitted in the Green Belt, taking account of the very close proximity of Bushey to adjoining settlements. This provides a necessary level of local specification to national Green Belt Policy.
Three Valleys Water PLC	5.7 Protection and enhancement of the natural and historic environment	Object to inclusion of site and adjoining open land as part of a strategic gap between Bushey and Watford.	Table 11 shows development has been spread out in opposite fashion. Does not seek to develop the GB except for limited future housing sites where necessary.
Heathways Residents' Association	5.7 Protection and enhancement of the natural and historic environment	The existing range and use of Green Belt land should be adhered to and retained	Comments noted. The Core Strategy seeks to respect the overall and function of the Green Belt.
Three Valleys Water PLC	5.7 Protection and enhancement of the natural and historic environment	Request that the 1 mile wide gap designated within the Green Belt proposal to be deleted.	Table 11 shows development has been spread out in opposite fashion. Does not seek to develop the GB except for limited future housing sites where necessary.
The Radlett Society and Green Belt Association	5.9 Protection and enhancement of the natural and historic environment	Support the continued protection afforded to the Geological Sites and the Landscape Conservation Area between Radlett and the A1 (M). Oppose 'promotion' of the planning tools; this could lead to owners allowing their land to fall into an untidy state in order to fail the character assessment. We would like consideration to be given to extending the Landscape Conservation Area to include the countryside to the south of Radlett, approximately bounded by the B462, the A5183 and Leitchmore Heath.	Noted. Landscape Conservation Areas are no longer supported by the Government. They must be criteria based.
RAID Residents Against Inappropriate Development	5.12 Protection and enhancement of the natural and historic environment	Strongly agree that development should not be permitted where there is an adverse effect on any natural asset.	Noted
Environment Agency	5.12 Protection and enhancement of the natural and historic environment	The wording in 5.12 is significantly different from that which is portrayed in PPS9 which should be reworded to portray more accurately what PPS9 states.	Will reword to meet wording in PPS 9 more closely
RSPB	5.12 Protection and enhancement of the natural and historic environment	Support this policy for development which does not adversely affect any natural asset.	Noted
Hertfordshire Gardens Trust	5.13 Historic assets	HGT would like to see mention of historic parks and gardens together with listed buildings and conservation areas. Hertsmere has historic gardens on the English Heritage Register of Parks and Gardens in England of Special Interest (and many of importance which are not on the Register)	Historic lands and Garden are referred in the list in Paragraph 5.5

	5.13 Historic assets	Fully endorse the proposal to protect historic facilities such as the BBC Elstree Centre and Elstree Film Studios for the commercial and well being of business and employment.	Noted
Woodland Trust	5.16 Historic assets	There should be recognition within this section of the value of both ancient woodland and ancient trees as historical assets. Ancient woodland for the reasons given above (5.5) and ancient trees since they are also an important part of our cultural and landscape heritage. They resonate with the history of the landscape and form markers in the lives of individual people and communities. There is a need in Hertsmere to ensure that this ancient tree heritage continues in a sustainable way so that future generations will be able to enjoy the benefits of ancient trees after the current specimens are gone. It has been estimated that Britain may be home to around 80% of northern Europe's ancient trees and therefore we have a great responsibility in looking after them. There are some significant areas of ancient trees in Hertsmere which suggests that there are others we may not know about in the area. Ancient trees have a special conservation value. As they age and become hollow, they provide particular niche habitats including decaying wood, loose bark, sap runs, rot holes and tree humus. Typically ancient trees support many species of epiphytes and an important range of invertebrates and	There is no ancient woodland in the Borough; this has been verified with the Woodland Trust.
Hertsmere Borough Council	5.17 Historic assets	*INTERNAL MEMO* Also, the Moatfield in Bushey is listed as an Area of Archaeological Significance – is this worth mentioning?	
Local Agenda 21 Transport & Pollution Group	5.17 Historic assets	Paragraph 5.17, 5.19, 5.21, policy CS12, CS13 Support, no comments	Support noted
RAID Residents Against Inappropriate Development	5.18 Historic assets	Strongly agree that development should not be permitted where there is an adverse effect on any site of archaeological interest.	Noted
Local Agenda 21 Transport & Pollution Group	5.19 Historic assets	Paragraph 5.17, 5.19, 5.21, policy CS12, CS13 Support, no comments	Support noted
Local Agenda 21 Transport & Pollution Group	5.20 Access to the countryside	Only supported if the part of para 5.21 relating to car free access is retained.	Support noted, reference to car-free access will be retained.

Woodland Trust	5.20 Access to the countryside	<p>The Trust would like to see this part of the Core Strategy refitted to read: 'Access to green space' since green and open spaces are not the sole preserve of the 'countryside'. We would also like to highlight the importance of proximity and access to woodland as a key issue linking the environment and health (See comments for 2.3 above). Recognising this, the Woodland Trust has researched and developed a Woodland Access Standard for local authorities to aim for. This standard is endorsed by English Nature. The Woodland Trust Woodland Access Standard recommends: • that no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size • that there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round-trip) of people's homes. The table below shows the results of applying this Woodland Access Standard to Hertsmere with comparisons to neighboring districts. Table 1: Comparison of accessibility to woodland in Hertsmere, Dacorum and Stevenage using the Woodland Trust Woodland Access Standard Hertsmere (H) Dacorum (D) Stevenage (S) Accessible woods % population with access to 2ha+ wood within</p>	<p>This section will be re titled 'Access to Open Spaces and the Countryside'. The Council has adopted the Watling Chase community strategy as SPG which contains a considerable focus on improving access to woodland. However, reference will be made to woodland trust access standards and data for Hertsmere.</p>
Local Agenda 21 Transport & Pollution Group	5.21 Access to the countryside	Paragraph 5.17, 5.19, 5.21, policy CS12, CS13 Support, no comments	Support noted
Woodland Trust	5.21 Access to the countryside	Support, no comments	Support noted.
Woodland Trust	5.21 Access to the countryside	Support, no comment	Support noted
English Nature - Essex Herts & London Team	5.21 Access to the countryside	We welcome the approach outlined here to facilitate safe, car-free access to the countryside.	Noted
Local Agenda 21 Transport & Pollution Group	5.22 Access to the countryside	The British Horse Society is keen to retain equestrian facilities within the Borough, where stables and livery yards, or bridledways linking these. Most riders live in suburban areas (like Hertsmere) rather than the wildes of a completely rural area, and so it makes sense to continue to make provision for them within the Borough. The Society supports the stance Hertsmere has taken in the past and hopes that this will continue.	Support noted
The Radlett Society and Green Belt Association	5.23 The environmental impact of new development	We suggest deletion of the qualifying phrase 'whenever possible' as this provides a continuing excuse to avoid sustainable development.	Agree. Revise wording



Woodland Trust	5.23 The environmental impact of new development	<p>The Trust believes that this section needs to make clear which objectives are parts of a climate change mitigation strategy and which are parts of an adaptation strategy. In terms of mitigation, the Trust would like to raise the issue of resource use. We wish to highlight the role that wood can make in creating sustainable communities, particularly as a material for use in house building and construction and we would like to see the role of wood fuel given a higher profile in the Core Strategy. Provided harvesting is carried out sensitively and respects the biodiversity, scale and cultural importance of the site especially ancient woods, the Trust believes wood fuel is a valuable renewable energy resource. In terms of adapting to climate change, woodland can play an important role in preventing flooding caused by increased rainfall by helping to prevent surface run-off and in flood plains helping as natural storage capacity. Furthermore water course deterioration through silting can be prevented by targeted woodland creation and more sympathetic management. Water issues in agriculture and the wider landscape are being addressed by implementation plans for the EC Water Framework Directive (2000/60/EC) and as</p>	<p>This section will be reviewed, where possible to make greater distinction between climate change mitigation and adaptation.</p>
The Power Service	5.26 The environmental impact of new development	<p>Support Policy CS23 as it is a positive step for horse riders making the sport safer.</p>	
Environment Agency	5.26 The environmental impact of new development	<p>The section should address undertake the sequential approach when considering new sites for development. The section should also be expanded to contain robust and positive stance on flood risk. In relation to this, the following documents must be referenced PPS25, Thames Catchment Flood Management Plan, Making Space for Water and Water Framework Directive.</p>	<p>Agreed. Change will be made in accordance with the newly complete SFRA</p>
English Nature - Essex Herts & London Team	5.26 The environmental impact of new development	<p>We advise that preventing further development on floodplains and creating natural water sinks can plan for climate change. There should also be an improvement in the existing land use planning.</p>	
The Radlett Society and Green Belt Association	5.27 The environmental impact of new development	<p>We support this approach but the word 'practicable' could be an excuse to do nothing.</p>	<p>Agree. Remove 'where ever practicable' from paragraph.</p>
Thames Water Property Services Ltd	5.27 The environmental impact of new development	<p>Paragraph 5.27 refers to flood risk but doesn't recognise flooding from sewers. In approving planning applications, on and off site capacity needs to be available in time to serve the development</p>	<p>Accepted. Will insert the word 'capacity' so sentence will read including investment in sewage discharge capacity and treatment.</p>
Woodland Trust	5.31 Efficient use of natural resources	<p>Again there appears to be a mixing of words in the case of natural resources with both a 'prudent' and an 'efficient' use of natural resources being cited. We would like to see the 'sustainable use' of natural resources used instead since this ensures there is an understanding that what is used must be replaced for future generations, rather than just an emphasis on reduced usage.</p>	<p>Within the context of some aspects of natural resources such as energy consumption terms efficient and prudent are probably more relevant given the over and generic appreciation of the word sustainable.</p>

The Radlett Society and Green Belt Association	5.34 Efficient use of natural resources	Supported but we would wish to see better recycling of materials by contractors, particularly those working on extensions and rebuilds.	Agree but details delivered through planning conditions attached to householder approvals.
English Nature - Essex Herts & London Team	5.36 Efficient use of natural resources	We would urge that when considering the location for large commercial, renewable energy developments that reference should be made to the Hertford Landscape Character Assessment so that minimal impact as possible is made on landscape character and quality.	Support noted. HCCA will be used when assessing new housing locations through Site Allocations but is unlikely to be suitable for small-site renewables provision.
DPP	5.36 Efficient use of natural resources	Add the word 'viable' in front of practically on the fifth line.	Carbon neutral development on smaller sites will often be achieved through sustainable design and layout within a site rather than any costly installation of renewables. The word 'practically' is considered sufficient.
DPP	5.36 Efficient use of natural resources	Objection to the requirement for a 10% on site renewables as a minimum from the outset as it does not allow for any transitional arrangement with the Government's timetable for 10% by 2010 and 20% by 2020. If the emerging PPS1 guidance caveats these targets, it will still only allow for a periodic upwards review and only base on a record of successful delivery.	Reflect requirements of RSS with which Council is required to be in general accordance with.
County Hall	5.37 Efficient use of natural resources	This policy should be amended to get consistent with 5.24 to note the joint working between the Hertfordshire Planning Authorities in the production of Building Futures.	
Thames Water Property Services Ltd	5.37 Efficient use of natural resources	As growth increases so does the amount of sludge produced and there will be the need to transfer that sludge from one site to another due to economic factors.	Noted. 5.37 will be amended to cross-reference sewage capacity as a waste issue and as flooding issue.
Hertfordshire County Council	6.2 Building Sustainable Communities	This provision is very important, particularly in the context of new/additional homes being required in the borough.	Noted
Hertfordshire County Council	6.3 Development and local services	Adequate transport links may well be necessary. Also developing a Green Infrastructure Strategy that would be funded in part through contributions can be stated as other form of infrastructure.	
British Horse Society	6.3 Development and local services	Support, no comments	Support noted
The Theatres Trust	6.4 Development and local services	Supported, however, there is no inclusion of theatres or art facilities.	Support noted. Community arts is considered to cover the theatres/ art facilities in the Borough.

Woodland Trust	6.4 Development and local services	<p>We would like to see 'Green spaces, including woodland' added to the list of key community facilities. There is growing awareness of the linkage between healthy communities and the quality of the environment. Hospital recovery rates for example, show significantly faster recovery where patients had a view of trees and woodland from their hospital window (Ulrich, R.S. 1984, 'View Through a Window May Influence Recovery from Surgery', Science Journal, 224, pp.420-421). The National Urban Forestry Unit's report 'Trees Matter' provides an excellent summary of the benefits of trees and woods in towns and cities. It notes the role of stress as a highly significant factor in the health of urban Britain and points to the 'ample anecdotal evidence that people feel better in green, leafy surroundings and many seek solace amongst trees and woodland... Urban residents suffering from stress have been known to experience less anger, sadness and insecurity when viewing well treed surroundings as opposed to landscapes devoid of greenery' (National Urban Forestry Unit (1998) 'Trees Matter', the benefits of trees and woods in towns', p.6). Numerous studies on green space and particularly woodland have shown</p>	<p>This is to some extent covered by Urban Open land although including woodland will be added.</p>
Potters Bar Society	6.4 Development and local services	<p>Support this policy but Museums have been omitted.</p>	<p>Support noted. Museums will be added to the paragraph.</p>
	6.4 Development and local services	<p>Request the provision of places of local worship. Appreciate any suggestions that the council has, to locate suitable sites that would enable me to assist the local congregation in the area.</p>	<p>Not the Councils responsibility to find places of worship, although the Council will explore the scope for Policy CS16. Supporting text for community facilities to be considered for other community uses before they can be developed for other purposes.</p>
	6.4 Development and local services	<p>This is very Good and firmly supported.</p>	<p>Noted</p>
Ms Vine	6.4 Development and local services	<p>Should include a bullet-point for 'informal recreation opportunities as provided by town and village greens'.</p>	<p>Town and Village greens will be added to the list of 6.4 although the designation of greens is outside of the control of HBC.</p>
British Horse Society	6.4 Development and local services	<p>A further bullet point of " - open space providing areas for informal recreation" should be added. This could be covered by encouraging village and town green provision.</p>	<p>This is covered by urban open land and (paragraph 5.5) the addition of Village/Town Green.</p>

Woodland Trust	6.5 Development and local services	<p>'Key community facilities are recognised to be those facilities which are available for use by the local community. They also include privately owned buildings or land where there is a known local shortfall of such facilities'. With regard to this statement, we would like to remind you of the Woodland Access statistics provided earlier (5.19) which reveal a relative paucity of accessible woodlands greater than 2ha within 500m of Hertsmere residents – which should surely mean woodland of this size qualifies as a 'known local shortfall'. Therefore, we would expect the Core Strategy to recommend improvements to accessibility of woodland and woodland creation as part of its policy on key community facilities.</p>	<p>Noted. This will be added to the text and/or combined with the findings of the Draft Open Spaces Study, which will be included in the submission Core Strategy.</p>
Potters Bar Society	6.6 Development and local services	<p>Could this be used to prevent PCT closing down clinics or other facilities?</p>	<p>The presumption in favour retention of facilities in Paragraph 6.6 places a significant burden of responsibility on service providers to demonstrate how a facility might be no longer required, including sufficient evidence to demonstrate this.</p>
	6.6 Development and local services	<p>Facilities for community use are few, it is important that a short sighted view allowing them to be used doesn't impact on the long term benefits of the area.</p>	<p>The presumption in favour retention of facilities in Paragraph 6.6 places a significant burden of responsibility on service providers to demonstrate how a facility might be no longer required, including sufficient evidence to demonstrate this.</p>
	6.7 Development and local services	<p>Strongly supported.</p>	<p>Noted</p>
Barton Willmore Planning Partnership	6.9 Providing a mix of uses	<p>Mixed-use development is considered important.</p>	<p>Noted</p>
Hertfordshire Property - Hertfordshire County Council	6.10 Funding sustainable communities	<p>Paragraph 6.10 - 6.12 – it is unnecessary to include 'an unreasonably high level' with regard to charges in 6.11, as each development should adequately mitigate its impact. Sites with viability issues should be considered on an individual basis.</p>	<p>Noted. The word 'unreasonably' will be changed to 'disproportionately'.</p>

Hertfordshire County Council	6.10 Funding sustainable communities	The Council's property services will be making the County Council's representation on this policy. It should be noted that the County Council will also be a party to S106 negotiation as the Transport Authority for transportation issues. Any standard charges need to be realistic for transportation implications that may be required.	
Highways Agency	7. Transport and Parking	All stages of development will be subject to sufficient highway capacity being available.	Noted
	7. Transport and Parking	Public transport is poor. Restoring the original connection of Hillfield Lane South with the A41 could help overcome traffic congestion at the junction A411 and A409.	The matter of highways network changes is one for Herts County Council
County Hall	7.16 Parking standards	This policy should include requirements that all new off-street parking must have permeable or semi-permeable surfacing.	
Rumball Sedgwick	7.3 The location of new development	Site Allocation Representation - 1-21 Oakbank, Watling Street, Radlett. Would like to remove the communal gardens from the green belt, which is to the rear of their development.	Support noted
DLA Town Planning Ltd	7.3 The location of new development	Site Allocation Representation - Land to the rear of The Warren, Radlett, for residential development and the alteration of the green belt around Radlett to allow for this.	
Mr Glover	7.3 The location of new development	Site allocation representation - as part of the Watling chase forest, plant trees on the old Radlett airfield instead of the rail freight terminal, which would help to offset carbon emissions from new residential development.	Not applicable. Radlett airfield is not in Borough, also this view is not housing related.
Knight Frank LLP	7.3 The location of new development	Land has been identified as located in the Hertsmere Borough Council and request that it be included in the site allocation development plan document.	Noted. Hertsmere has been included with Site Allocations process for consideration.
Drivers Jonas on behalf of Cemex UK Materials Limited	7.3 The location of new development	Site Allocation Representation - Kemprow Farm, Blackbird Lane, Radlett, proposal for housing, supported by CS1, CS2 and Table 8.	
Strutt & Parker	7.3 The location of new development	Site Allocation Representation - Land used at the moment for agriculture, on the west of Little Bushey Lane, Bushey of 7.72 hectares, which can be available for housing.	
CGMS	7.3 The location of new development	Include the Land north of borehamwood as one of the areas of search for Green Belt Housing Sites.	Support welcome

County Hall	7.7 The location of new development	There is concern that there is no mechanism set out for the monitoring and enforcement of development of travel plans. It should be made clear that the travel plans will be required for housing developments. It should be noted that an update version of Roads in Hertfordshire will be published in the next 6-9 months.	
Potters Bar Society	7.17 Promoting alternatives to the car	Ownership of cars is rising and people with influential power should promote Public Transport as an alternatives	Measures to direct major new development to more accessible locations, together with upper limits on off street car parking, should help promote public transport.
County Hall	7.17 Promoting alternatives to the car	This paragraph needs to be revised in accordance with current franchise arrangements in that Silverlink has now been replaced by London Midland and London Overground.	
Potters Bar Society	7.18 Promoting alternatives to the car	Alternatives to the car such as Public Transport are crucial to tackle congestion.	Noted
County Hall	7.19 Promoting alternatives to the car	This section needs to make reference that financial contributions will be secured in conjunction with the county council as Highway and Transport Authority.	
Ms Vine	7.2 Transport and Parking	Paragraphs 7.20, 7.21, 7.22, 7.23 and 7.24 (Supported)	Noted
County Hall	7.20 Promoting alternatives to the car	We support the approach to non-motorised routes but considers that would be appropriate to include the terminology 'Public Right of Way' or 'Definitive Public Right of Way' within the text of this section.	
Patchetts Green Bridleways Trust	7.20 Promoting alternatives to the car	Support paragraphs 7.20 - 24 and Policy CS23	Noted
British Horse Society	7.20 Promoting alternatives to the car	Paragraph 7.20, 7.21, 7.22 Support. no comments	Support noted
British Horse Society	7.23 Promoting alternatives to the car	The Society hopes that the separate proposals map will show the strategic national and regional routes from the National Bridleroute Network (like the H25 and H1 (national) and H251 (regional)), as well as the local parts (the Community Circuits, as previously shown in the greenways Strategy), so that everyone knows where they are scheduled to be.	This information is contained on the Definitive Right of Way map and does not need to be included on the Key Diagram. However, the Strategic national and Regional routes will be included on the amended Proposal map published with the Site Allocations DPD.

British Horse Society	7.24 Promoting alternatives to the car	Strong support for this policy. Please include the British Horse Society and local riding groups (Pony Club, Riding Club, Riding for the Disabled Association, Bridleways Trust, and major riding centres (Patchetts, Medburn)) in the consultation phase on the proposed SPD.	Support noted
Peacock and Smith (on behalf of WM Morrison Supermarkets PLC)	8. Town Centres and Shopping	Core strategy should contain a realistic assessment of need for retail development in Hertsmere. The submission Core Strategy should be informed by a retail study which identifies whether capacity exists for the additional floor space in the borough.	We will specifically state why we do not need anymore floorspace. The East of England also justifies why Hertsmere does not necessarily need more floorspace. This will be clarified in the text.
Indigo Planning	8.4 Town centre strategy	Regarding Policy CS24, 25 and Paragraph 8.4. The Council should improve existing retail within the district, particularly at Potters Bar and Borehamwood.	To improve the retail is aim of these policies
GO- East	8.6 Town centre strategy	The phrase 'should any need for additional supermarkets be demonstrated' is inappropriate as this is the councils job to say whether there is a need for a new supermarket or not, not for the developer to prove.	We will specifically state why we do not need any more retail in supporting text.
Potters Bar Society	8.10 The health of individual centres	Supported completely.	Support noted
The Radlett Society and Green Belt Association	8.12 The health of individual centres	Reward the double negative: 'it no longer only serves the immediate population of the town' to 'it serves a wider clientele than the local residents'.	Both phrases say the same thing. No need to change
Shenley Parish Council	8.15 The health of individual centres	Public transport links need to be improved. Due to this lack of transport links, residents of Shenley rely heavily on cars but are penalised by the Government who are failing to provide adequate alternatives.	Agree. Public transport is beyond the scope of this document.
Barton Willmore Planning Partnership	Key Diagram	Land to the North and East of Bushey should be included as an area of search for housing, unless a Green Belt review is undertaken.	The reason for not including Bushey are summarised in the Core Strategy. Bushey has had a considerable share of development in the Green Belt and development in the Green Belt will only be promoted exceptionally where (a) there is previously developed land / buildings in the Green Belt or (b) the current Green Belt boundary does not properly reflect PPG2 Green Belt criteria.
PGA Design Consulting	Key Diagram	The strategic gap is not wide enough to be valid under PPG2. It should be 1 mile wide, in some areas it is only 400m wide.	Taken as a whole, the Strategic Gap is approximately 1 mile wide from north to south.

Mr & Mrs D.C. Brothers	Key Diagram	Object to inclusion of Woodcock Hill as area of search for housing. Used by local population with superb views and wildlife. Local infrastructure already at capacity.	Should Woodcock Hill receive village green status it would not be developable (paragraph 5.5 will be amended to include village greens) and so would not be allocated. Any development allocation that was to be considered, if village green status was not forthcoming, would need to respect designated wildlife areas and take account of landscape character. Policies CS17 and 19 seek to address issues relating to local infrastructure.
Terence O'Rourke	Key Diagram	The Transport Corridor through Borehamwood should be continued eastwards to the A1 providing continuity in the quality of the access network through borehamwood and a joined up network.	This is largely based on recently revised accessibility maps, which take account of various modes of transport. Having regard to these accessibility maps and the extent of public transport routes running beyond the corridor, its extent will be re-evaluated and if considered appropriate, it will be extended eastwards.
Local Agenda 21 Transport & Pollution Group	Key Diagram	There are two many housing areas of search around Potters Bar. Build around Bushey and Radlett instead.	The rationale behind the proposed distribution of growth is set out between Paragraph 2.5 and 2.11. Potters Bar has historically accommodated a smaller proportion of growth than Bushey and Borehamwood and there is not
Mr & Mrs D.C. Brothers	Key Diagram	Object to any housing development at Woodcock Hill.	Should Woodcock Hill receive village green status it would not be developable (paragraph 5.5 will be amended to include village greens) and so would not be allocated. Any development allocation that was to be considered, if village green status was not forthcoming, would need to respect designated wildlife areas and take account of landscape character. Policies CS17 and 19 seek to address issues relating to local infrastructure.
c/o Fountain	Key Diagram	Support in particular the indicated areas of search for Green Belt housing sites around Potters Bar and Borehamwood. Exclusion of the towns of Radlett and Bushey are welcomed. Any sites for new housing development proposed to be released from the Green Belt should be located in areas which are already well provided for in terms of access to services and facilities.	Support noted.
PGA Design Consulting	Key Diagram	The diagram shows extensions of the urban edge, but building at the Bushey Hall Golf Club would require no such extension as it is virtually surrounded by built development.	The development of a site of this size would represent a significant inclusion into the Green Belt in Bushey and is not advocated in the Core Strategy, with the focus on Green Belt releases in Borehamwood and Potters Bar.
Edaw PLC	Key Diagram	Amend the Key Diagram to exclude the area to the south of Bushey, bordering Three Rivers and the London borough of Harrow.	It has an important role in Stamore, Watford and Bushey separate. Supported by paragraph 5.7
Edaw PLC	Key Diagram	Key diagram excludes land around Bushey from the area of search. The key diagram should be amended to ensure that all potential sites are assessed in the event of Green Belt releases being required.	The strategic gap has an important role in keeping Stamore, Watford and Bushey apart. Supported by paragraph 5.7 although this will be expanded to clarify the relationship between Stamore and Bushey, as well as Watford and Bushey.



Kravetz & Cann	Key Diagram	The reference to 'smaller' settlements is imprecise and should be replaced with service villages.	Noted. The text will be changed to service villages.
CGMS	Key Diagram	Concerned with the approach taken to identify 'Areas of search for green belt housing sites' and the lack of supporting technical information. And areas of search for green belt housing sites should include land to the north of Borehamwood. Suggest the re-examination of the areas of search and the criteria used.	The areas of search were identified via high levels PPG2 and other criteria, in order to rule out those broad locations which the Council did not consider appropriate to promote. These criteria are set out on Paragraph 3.11.
Shire Consulting	Key Diagram	There should be a proper review of Green Belt boundaries, rather than the few areas of search that are identified. Also, there may not be sufficient land available in these areas to provide for the housing required. (Considered unsound under PPS 12.)	The East of England review does not advocate a full green belt review but the Council recognises there will potentially need to be adjustments made to the Green Belt for additional housing requirements. The Areas of Search cover around 80 hectares of which it is estimated that only 10-15 hectares would ever be needed to make up the brownfield housing shortfall. It is not considered necessary, therefore, to identify an increased area of land.
EDAW	Key Diagram	Object, no comment given	Noted, but no further details provided so it is not possible to respond further.
Hertfordshire Gardens Trust	Key Diagram	The Hertfordshire Gardens Trust would wish to see a List of Historic Parks and Gardens of Local Interest for Hertsmere included as an SPD, similar to the list HGT has prepared for St Albans.	The Council does not presently have the resources to prepare an SPD although it remains open to organisations like the HGT to prepare such work for the Council.
Heathways Residents' Association	Key Diagram	The area to the North East of Pottery Bar to the East of the railway line should be excluded from the areas of search to protect rural scene and the visual amenities of existing properties that back onto that land	The Areas of Search do not represent the final locations for any housing development beyond existing built up areas and are only the starting point for considering where housing could be located; a range of factors, including landscape impact will need to be applied before individual sites can be identified in the Site Allocations DPD
GO- East	Key Diagram	It may be further advanced to reflect the spatial strategy by highlighting other constraints other than the greenbelt and SSSIs.	The Key Diagram although largely indicative will be amended to include Historic Parks, Flood zones 3a and 3b and key watercourses."
Local Agenda 21 Transport & Pollution Group	Key Diagram	The A411 was detrunked a few years ago, and should just be shown as an A road now. It is no longer the Highways Agency's responsibility. It has the same status as the A5183 (formerly the A5) through Radlett.	It is shown as an A road on the Key Diagram.
	Key Diagram	Object, no comments given	Noted, but no further details provided so it is not possible to respond further.

RPS Planning (on behalf of Fairview New Homes Ltd)	Policy SP1 Creating sustainable development	Object to Criterion (iv) of Policy SP1. The use of a blanket policy to provide renewable technology should not stifle regeneration and development.	Requirements for on-site renewables and / or carbon emission reductions would not be applied to smaller developments and on larger schemes, some of the carbon emission reductions should be achievable through appropriate use of materials and layout of buildings, rather than any on-site renewables.
Exchange Limited	Policy SP1 Creating sustainable development	Sustainable development, in line with this policy, could be achieved through allowing residential development in villages such as Patchetts Green, as this would strengthen the population; and because Patchetts Green has good walking and cycling links to employment along the A41 and in Otterspool. However, it is not felt that policy SP1 is consistent with paragraph 2.12.	Paragraph 2.12 does not preclude the appropriate redevelopment of suitable sites in smaller settlements, such as Patchetts Green, should those sites arise. Consideration will be given to the suggested site in Patchetts Green through the Site Allocations document along with any other sites for development in the Green Belt. It is not clear where any conflict lies between Policy SP1 and paragraph 2.12.
National Grid Property Holdings Limited	Policy SP1 Creating sustainable development	Support this policy with its emphasis on making efficient use of brownfield land in accordance with the hierarchy of settlements as shown on the key diagram.	Support noted.
Atisreal UK Ltd	Policy SP1 Creating sustainable development	Development should not be located exclusively within settlements at the expense of previously developed sites outside of the settlements that are suitable. Point (f) should therefore be reworded to state that new development would be required to make efficient use of brownfield land throughout the Borough rather than just within the hierarchy of settlements.	Noted. The first bullet point will be amended to reflect this point; the word 'make' will be replaced with 'prioritise'
County Hall	Policy SP1 Creating sustainable development	Point (vii), the word 'offset' seems to be a relatively weak word that lacks clarity. It is suggested that it is replaced with 'quantify, minimise and mitigate the impact on local infrastructure'.	Noted. The policy will be amended in line with the recommended change.
GO- East	Policy SP1 Creating sustainable development	This policy is too general, focused on national policy and lacks a local distinctiveness. How these statements will be implemented.	The strategic spatial policies are being redrafted where appropriate to make them more Hertsmere specific.
English Nature - Essex Herts & London Team	Policy SP1 Creating sustainable development	We are in support of this policy as it is in line with Natural England's aims. In particular we welcome requirements (v) and (vi).	Support noted.
Hertfordshire Constabulary	Policy SP1 Creating sustainable development	We suggest that (ii) be amended to '... safe and healthy living environments'. This will bring the policy more in line with the Vision and Objectives of the Core Strategy. Criteria (v) and (vii) seems to duplicate each other in relation to local infrastructure services so we suggest they are amended to read, '(v)... avoid prejudicing, either individually or cumulatively, characteristics and features of the natural and built environment' and for '(vii)... offset the impact on local infrastructure and services'.	Noted. The text will be amended.

Hertsmere Borough Council	Policy SP1 Creating sustainable development	Should we be looking at encouraging developers to use more innovative ways of sustainability with new build such as solar panels and green roofs?	The Core Strategy proposes an increased emphasis on renewables and includes a 10% reduction in carbon emissions requirements on all larger developments, whilst encouraging and accommodating - subject to local environmental considerations - more on-site renewables.
Woodland Trust	Policy SP1 Creating sustainable development	In the case of Vii 'offset the impact on local infrastructure' ... We wish to clarify that this includes green infrastructure.	No. This largely relates to local services and facilities.
	Policy SP1 Creating sustainable development	It is considered that if the Council is to meet its objective of delivering sustainable development as detailed in Policy SP1, sites within the existing urban areas alone will not meet these requirements given the limited availability of larger sites and other development constraint. It will be necessary to consider the allocation of larger sites for development rather relying on intensification and redevelopment within existing urban areas and this is likely to require the future release of appropriate sites within the Green Belt. This will ensure critical mass to support the delivery of the necessary range of infrastructure, renewable energy technologies, services and community facilities as part of an integrated development.	The Core Strategy recognises that it will not be possible to accommodate all development within existing urban areas and so proposed some areas of search in The Green Belt for housing growth as illustrated in the Key Diagram.
c/o Fountain	Policy SP1 Creating sustainable development	Object to draft policy SP1 and in particular to an omission from this policy of a criterion which requires all new development to protect and enhance the natural environment of the borough. Development on greenfields, open spaces and Green Belt sites should be resisted and encourage sustainable development in sequentially preferable sites.	Whilst it is not considered that Policy SP1 in any way prioritises Green Belt and / or greenfield sites ahead of brownfield land, the first word in the first bullet point in Policy SP1 is being changed from 'make' to 'prioritise'
Barton Willmore Planning Partnership	Policy SP1 Creating sustainable development	The Council should consider the release of Green Belt land where it would be more sustainable than other brownfield sites.	The development and prioritisation of previously developed land is at the heart of government policy and given the number of windfall, brownfield sites which have traditionally come forward in the Borough, it would be neither necessary nor sustainable to promote the development of greenfield, Green Belt sites ahead of brownfield land..
DPP	Policy SP1 Creating sustainable development	It is suggested that the sentence is clarified and some form of measurable standard is applied which can show how the development ensures a healthy living environment. If this cannot be measured then the statement should be removed.	Other policies in the document seek to deliver this; even if it cannot be directly measured, a number of planning-related targets in Chapter 9, such as air quality and a reduction in carbon emissions, will play an important part in measuring the effectiveness of the policy.
CPRE The Hertfordshire Society	Policy SP1 Creating sustainable development	Support, no comment	Support noted.

The Planning Bureau Limited	Policy SP1 Creating sustainable development	<p>'Creating Sustainable Development' – We recognise that the intention of this policy is to lay down a clear overarching benchmark to ensure the delivery of future development that is sustainable. However, as currently expressed, we feel that the wording mostly repeats national policy and it is not locally distinctive. In addition, in some instances it does not qualify the criteria. For instance in (ii) how will you 'ensure a healthy living environment to residents' and in (vii) how will you 'offset the impact on local infrastructure'?</p>	The Strategic Spatial policies are being received to make their more locally distributive and where appropriate will be combined with the main Core Strategy policies.
EDAW	Policy SP1 Creating sustainable development	<p>It is considered that if the Council is to meet its objective of delivering sustainable development as detailed in Policy SP1, sites within the existing urban areas alone will not meet these requirements given the limited availability of larger sites and other development constraint. It will be necessary to consider the allocation of larger sites for development rather relying on intensification and redevelopment within existing urban areas and this is likely to require the future release of appropriate sites within the Green Belt. This will ensure critical mass to support the delivery of the necessary range of infrastructure, renewable energy technologies, services and community facilities as part of an integrated development.</p>	The Core Strategy recognises that it will not be possible to accommodate all development within existing urban areas and so proposed some areas of search in The Green Belt for housing growth as illustrated in the Key Diagram.
Exchange Limited	Policy SP2 Meeting local housing needs	<p>The policy is not flexible, as it does not adequately allow for windfall sites in small settlements and villages. This is allegedly in contradiction with PPS 3, which has a market responsive approach. (Considered unsound under PPS 12.)</p>	The Core Strategy includes considerable scope for brownfield windfall development across the Borough and the phasing of any Green Belt releases to the latter part of the plan period reflects this approach. Up to 15% of new housing will be accommodated in Radlett and the smaller villages and so there should be considerable scope for windfall sites to continue to come forward in these locations.
Planning Perspectives	Policy SP2 Meeting local housing needs	<p>Concentrating new housing in the main settlements of Borehamwood, Potters Bar and Shenley is not the most sustainable way of addressing the diverse needs of the Borough; particularly the more rural areas.</p>	
Pegasus Planning Group	SP2	<p>Policy SP2 states that unless there are 'exceptional circumstances', no more than 30% of new housing will be sought in Bushey during the plan period. Paragraph 2.10 states that 'with the construction of a large number of homes in the Green Belt at the International University site, it is not considered appropriate to provide any significant additional releases in Bushey'. No justification is presented for the definition of the allocation for Bushey or for the selection of the identified site for release from the Green Belt and for no consideration having been given to possible alternatives sites as part of the development plan process PNNH object to this policy approach on the following grounds: other sites within the Green Belt may have potential for development in accordance with the key objective of creating sustainable communities. PNNH is of the view that land at Harrow Weald Common provides the potential to develop a mixed and sustainable extension to</p>	<p>The justification is set out in paragraphs 2.10 and 3.11 for the absence of any Areas of Search for Green Belt housing around Bushey. Individual sites will need to be considered through the Site Allocations DPD although it is noted that most of the Harrow Weald site located within LB Harrow and its development may not be dependent on the policies in Hertsmere's DPD.</p>

CGMS	Policy SP2 Meeting local housing needs	Policy is too restrictive the acceptability of development in a particular location should not depend on specific percentages. There is no technical basis for restricting development in this way. Welcomes the strategic housing locations, but not the restrictive percentages stated.	The Core Strategy has a role in setting parameters for the quantum and distribution of housing. The percentages largely reflect identified and projected capacity within the towns whilst also taking account of the amount of development which has taken place in the first part of the Plan period.
CGMS Consulting	Policy SP2 Meeting local housing needs	The policy states that the focus of new house building schemes will be within the three Strategic Housing locations of Borehamwood, Potters Bar and Bushey. We will like this to be expanded to include 'appropriate previously developed sites within the Green Belt'.	Policy CS2 and supporting text clearly state that up to 15% of new housing will be located in Radlett, and other suitable (Green Belt) locations, including small scale, previously developed sites in the Green Belt. Large brownfield sites in the Green Belt will either need to be considered through the Site Allocations or subsequently, as departures from the plan; it would not be consistent with PPG2 to make provision for large developments on brownfield land in the Green Belt.
Phillips Planning services Ltd	Policy SP2 Meeting local housing needs	Radlett should be identified as the fourth strategic housing location in addition to Borehamwood, Potters Bar and Bushey. Replace '2001 to 2021' with 2006 to 2026	The Core Strategy allows for up to 15% of development to be accommodated in Radlett and other settlements, so there will be some scope for housing growth within the town itself. The end date of the Core Strategy is being reviewed given the need to plan for a 15 year supply of housing land post-adoption.
Planning Perspectives	Policy SP2 Meeting local housing needs	Concentrating all new housing in the main settlement of Borehamwood, Potters Bar and Bushey is not the most sustainable way of addressing the diverse needs of the Borough particularly the most rural areas.	Development is not ruled out outside of the three largest settlements and Policy SP2 clearly states that up to 15% of housing will be sought in Radlett and other suitable locations.
County Hall	Policy SP2 Meeting local housing needs	The development of this policy is likely to be informed by the round of strategic housing market assessments currently underway in the London Commuter Belt housing sub region.	The Council's Housing Needs Survey undertaken in 2004/5 has provided part of the a basis for the development of SP2 and other housing policies in the Core Strategy. The timing of work on the new SHMAs is such that it will not be possible for that study to directly inform the Core Strategy. However, the supporting text to Policy CS4 (Affordable Housing) will be amended to reflect that a review of relevant Core Strategy policies will be undertaken should a SHMA point to that being required.
Atisreal UK Ltd	Policy SP2 Meeting local housing needs	Cannot accept the Councils reliance on windfall sites to meet the housing requirement set out in the East of England Plan. It specifically states that allowance for windfall should not be included for the first 10 years of the land supply. Specific sites for the delivery of housing should be identified rather than relying on windfall sites. Within the context, redundant or underused previously developed sites must be considered for residential redevelopment before Greenfield sites.	PPS3 stipulates that windfall sites can only be relied on in exceptional circumstance with evidence to support this. The Council is not solely relying on windfall as shown the through the Urban Capacity Study; however, historic rates of windfall development, including small sites development in residential areas (e.g. older houses replaced by blocks of flats at a greater density), are expected to continue. Failing to take account of this would require the Council to allocate more Green Belt land and place a perverse emphasis on developers to prioritise greenfield sites ahead of brownfield land.

RPS Planning (on behalf of Fairview New Homes Ltd)	Policy SP2 Meeting local housing needs	In setting a rigid maximum figure for each settlement, the Council is undermining market responsiveness.	The upper limits incorporate significant windfall projections across the towns, based on the Council's urban capacity work and summarised in Table 11, which should allow considerable scope for the development industry to operate freely in the Borough. However, the Council does not want to allocate large Green Belt releases which result in these upper limits being exceeded.
Hertfordshire Property - Hertfordshire County Council	Policy SP2 Meeting local housing needs	Need to include sheltered housing as 'meeting local housing needs'.	Noted. We will aim to adapt the wording in the supporting text to include other types of housing
National Grid Property Holdings Limited	Policy SP2 Meeting local housing needs	Support the policy, in principle, but question the assertion that no more than 40% of new housing requirement should be built in Borehamwood.	Borehamwood has already taken a high level of housing development in recent years and based on the identified capacity of the town, 40% is considered to be an appropriate upper limit for the proportion of the Borough's new housing over a 20 year period, including windfall sites.
GO- East	Policy SP2 Meeting local housing needs	Suggests that the broad location for future housing development should be stated in the wording, rather than just suggested from the made. There should be a broad connection between table 8 and the distribution of housing (for more on windfall sites see core policies). Lacking in clarity in what proportion of housing sites will be allocated in the site allocations document (also in CS1/2/3).	The Areas of Search for Green Belt housing will only comprise around 10% of new housing. However, amendments will be made to the text of the policy to provide a clearer indication of where the Areas of Search are located. The hierarchy in Table 8 will include some cross-referencing with the future distribution of housing, although this is covered in paragraphs 2.5 to 2.10.
Zog Ltd	Policy SP2 Meeting local housing needs	What is meant by 'exceptional circumstance' for changes to numbers of houses built in each location?	Exceptional circumstances could, for example, include a large brownfield windfall site emerging two-thirds of the way through the plan period and its development resulting in the proportion of housing within that town slightly exceeding the stated percentages in Policy CS2. Policy CS3 includes safeguards to ensure that any Borough-wide over development in relation to housing targets, triggers a review of housing phasing.
Wrotham Park Settled Estates	Policy SP2 Meeting local housing needs	Housing policies are excessively driven by housing and accessibility and needs to tackle other issues like climate change, renewable energy and genuine place making with more 'imagination'.	There are other policies which address sustainability issues such as SP1 and CS15.
British Heart Foundation	Policy SP2 Meeting local housing needs	The additional requirement of housing will only add to the problems we already face in the area.	We have these targets by the government and East of England and planning is supposed to support infrastructure pressure.
Edaw PLC	Policy SP2 Meeting local housing needs	It is inappropriate to restrict the amount of housing to 30% as this may prejudice the ability to accommodate future housing requirements.	30% includes windfall such as residential intensification and so should not restrict the numbers of new units able to come forward. The word 'windfall' will be defined in the preceding paragraph

Oaklands College	Policy SP2 Meeting local housing needs	Although supporting we wish to see a focus on the provision of suitable provision for key workers in the borough.	Provision for key workers housing are considered in Chapter 3.
Mr Glover	Policy SP2 Meeting local housing needs	More clarity required on what is meant by '15% of housing for the borough in 'Radlett and other areas'. Would also like to see more consistency when talking about what is in store for Radlett.	The policy seeks to direct no more than 15% of new housing to Radlett and those smaller settlements below it in the settlement hierarchy. This is largely based on the identified (brownfield) capacity of those settlements and means that large brownfield (or greenfield) housing allocations will not be sought in these locations. Smaller allocations, including previously safeguarded land, as well as future windfall development will still be considered within these locations.
DPP	Policy SP2 Meeting local housing needs	The word 'exceptional' on the third line is too strong and should be removed. The phrase 'A provision of' on the tenth line should be replaced with 'a contribution to'.	It is considered appropriate to caveat the policy with the word 'exceptional' because there may, for example, be exceptional circumstances where a very large windfall site comes forward for development which, if developed, would take the proportion of housing built in a particularly settlement slightly over the upper limit sought for that settlement. The Council would not wish to prevent sustainable brownfield opportunities coming forward for development, so long as they complied with other relevant policies in the Core Strategy.
GO- East	Policy SP3 Safe and accessible development	It is felt that on its own this policy does not constitute a strategic policy, but has a 'generally enabling nature', revise wording.	Noted. These policies will be revised to be made more relevant to Hertsmere including, for example, where there are recognisable problems or projected gaps in infrastructure provision. This will require additional input from service providers than some of them have previously been able to provide.
Hertfordshire Constabulary	Policy SP3 Safe and accessible development	Supported	Support noted.
GO- East	Policy SP4 Promoting healthier communities and leisure and cultural opportunities	The statement should go on further to be more pro-active in managing facilities.	The policy will be made more specific to Hertsmere. However, Hertsmere is not underprovided for in terms of purpose built leisure facilities although as part of the PFG17 open spaces study, Hertsmere Leisure's strategic requirements will inform any amendments to the policy.
Atisreal UK Ltd	Policy SP4 Promoting healthier communities and leisure and cultural opportunities	This policy is supported. The proposal at Harperbury Hospital will make provision for sports pitches, open spaces within the residential development as well as retain and improve existing sports facilities benefiting from the local community.	Support noted.

Local Agenda 21 Transport & Pollution Group	Policy SP4 Promoting healthier communities and leisure and cultural opportunities	We believe that as well as promoting the formal facilities stated in the proposed policy, the Council should support informal recreation by ensuring that developments leave land aside for village greens, where the community can indulge in lawful sports and pastimes that are not institutional in nature: playing informal football, hide and seek, walking dogs, tag - informal recreation can substantially assist in reducing obesity providing there is somewhere to do it. Under the Commons Act 2006, it is now possible to register land put aside like this as a village green, and this helps to safeguard it for the future. Planning obligations to record village greens should be included in larger developments for the benefit of the future residents and their children	Village Greens will be added to the proposed list of assets in paragraph 5.5.
Oaklands College	Policy SP4 Promoting healthier communities and leisure and cultural opportunities	Policy SP4 Support, no comments	Village Greens will be added to the proposed list of assets in paragraph 5.5
Shire Consulting	Policy SP4 Promoting healthier communities and leisure and cultural opportunities	The represented party agrees with the promotion of sustainable communities.	Support noted.
Sport England (East Region)	Policy SP4 Promoting healthier communities and leisure and cultural opportunities	Support this policy but would like to see reference made to the source of evidence for standards against which such provision is to be made.	The PPG17 open spaces study, which is currently being finalised, will inform this policy.
Ms Vine	Policy SP4 Promoting healthier communities and leisure and cultural opportunities	The represented party considers that informal recreation opportunities as provided by town and village greens should be referred to in this policy.	The list in paragraph 5.5 will be amended to include a reference to Village Greens, although their provision or designation is out of the control of the Council.
Zog Ltd	Policy SP4 Promoting healthier communities and leisure and cultural opportunities	The policy infers that the council will not support proposals that result in the loss of such facilities. There should be criteria that specify circumstances where the loss of such facilities may be acceptable.	Policy CS17 and supporting text covers community facilities: the proposed loss of any facilities requires full justification and evidence to support this, the alternative provision for any displaced users and the consideration of alternative community uses on the site, before any other proposals would be considered.
County Hall	Policy SP4 Promoting healthier communities and leisure and cultural opportunities	This policy should make reference to the importance of green space in the supporting text in 2.36.	Noted. The text will be amended.



Amesbury Development Ltd	Policy SP5 Employment opportunities and economic development	The policy does not make provisions for any new major employment sites, and this does not take into account the fact that business needs, locational factors and markets can change, as well as the demand for employment in local areas. (Considered unsound under PPS 12.)	Objection noted. The Core Strategy follows the recommendations from the Employment Land review which does not specifically seek the expansion of existing strategic employment allocations and the associated designation of new greenfield sites to achieve this. The review identified a (small) over-supply of employment land within the Borough (see Table 13).  We have followed the recommendations from the employment land review which does not recommend greenfield sites. We also have an oversupply of some employment land, see Table 13.
English Nature - Essex Herts & London Team	Policy SP5 Employment opportunities and economic development	We suggest that as part of the plan to increase biodiversity, the policy should include planting native plants species around buildings. It should address the inclusion of water features on sites. These will increase biodiversity as well as offer rest and recreation areas for employees.	This is a detailed requirement which is largely covered in PPS7. Policy CS14 will be amended to take account of open spaces in new development.
PGA Design Consulting	Policy SP5 Employment opportunities and economic development	There is a conflict between rezoning employment land for residential use and meeting the requirements of SP5 as the current employment areas are more sustainable for this use than other areas of land - i.e. land outside of urban areas.	No significant redesignation of employment land for residential development is advocated in this document.
GO- East	Policy SP5 Employment opportunities and economic development	'Appropriate locations' should be broadly defined as the statement mainly identifies some future concerns that will be expected to be addressed when proposals come forward.	Noted. The supporting text will clarify this, particularly in terms of the role of Green Belt land.
Oaklands College	Policy SP5 Employment opportunities and economic development	We particularly welcome the reference to "the provision of training opportunities for the local workforce...."	Support noted
The Planning Bureau Limited	Policy SP6 Securing high quality design	Support, no comment	Support noted
English Nature - Essex Herts & London Team	Policy SP6 Securing high quality design	We would like to ensure that development is good enough to approve, accessible to all, locally distinctive and make a positive contribution to the character of the area, utilising the opportunities presented in the location.	Support noted

National Grid Property Holdings Limited	Policy CS1 The location and supply of new homes	Concerned that criterion ii) is potentially inconsistent with the requirements of PPS3.	PPS3 has removed detailed density guidelines. Paragraph 3.9 assumes densities of 40 dph across the Borough, greater than in many areas at present..
Barton Willmore Planning Partnership	Policy CS1 The location and supply of new homes	PPS 3 states that windfall sites should only be included in the first ten years of land supply if there is robust evidence of local circumstances that stop sites being identified. It cannot be ensured that these sites will come forward, and it is anticipated that an even greater shortfall than the Council predicts could necessitate the release of Green Belt sites. Suggested rewording of criterion vi of CS1. (Considered unsound under PPS 12, test iv.)	In an urban fringe Green Belt borough such as Hertsmere, much new development continues to come forward from windfall opportunities. Much of this is in the form of suburban infill and intensification particularly where existing dwellings are redeveloped at a greater density for housing.
Environment Agency	Policy CS1 The location and supply of new homes	We cannot support this policy until it has been amended. This is because the Council failed to include any cross-reference to Policy CS15 in this core policy that seeks to avoid development in the floodplain.	Noted. Policy will be amended.
Dacorum Borough Council	Policy CS1 The location and supply of new homes	The housing programme should extend beyond 2021 to accord with advice in PPS3.	Clearly there is a discrepancy between the RSS timescale and National guidance in PPS3. Although reference is made in the Core Strategy to housing supply being accommodated post 2021 at the same annual rate as pre-2021, the Core Strategy and relevant housing policies will be amended to clearly stage a more appropriate end-date for the Plan.
CPRE The Hertfordshire Society	Policy CS1 The location and supply of new homes	In accepting that the Council will have a statutory obligation to provide for new housing in accordance with the final RSS14, we support the criteria listed in Policy CS1, in particular vi) the need to focus development within the boundaries of existing built-up areas.	Support noted
Atisreal UK Ltd	Policy CS1 The location and supply of new homes	The Council's policy towards housing delivery needs to be altered. Deliverable and developable sites needs to be identified rather than relying on windfall sites and anticipated redevelopment and intensification of the areas. All vacant previously developed land must be considered for housing before land is released from the Green Belt.	In an urban fringe Green Belt borough such as Hertsmere, much new development continues to come forward from windfall opportunities. Much of this is in the form of suburban infill and intensification particularly where existing dwellings are redeveloped at a greater density for housing.
Home Builders Federation	Policy CS1 The location and supply of new homes	The Council refers in criterion (vi) to the need to focus development within the boundaries of existing built up areas. Whilst the reuse of brownfield sites is important, until a Housing Availability Assessment has been undertaken, it seems inappropriate to emphasis housing provision within existing urban boundaries without knowing the full facts in relation to future housing supply components.	The Urban Capacity Study was undertaken before detailed guidance on Strategic Housing Land Availability Assessments was introduced; however, the Council's study is considered to represent a robust estimate of capacity and its methodology contained a number of key similarities with SHLAAs.

Scott Wilson	Policy CS1 The location and supply of new homes	Scott Wilson supports the provision for 5,000 dwellings for the period 2001 to 2021. This is in conformity with the emerging RSS14. This should however be seen as a minimum target for the period rather than a limit.	The Council is not seeking to prevent small windfall developments from coming forward once 5000 homes have been provided but considers it inappropriate to pro-actively plan or allocated for more than 5000 homes pending a review of RSS14 and the Core Strategy.
KJD Solicitors	Policy CS1 The location and supply of new homes	The Core Strategy should include sufficient land to go beyond 2021. It is also notable that the consultation document 'Streamlining Local Development Frameworks' identifies the disjointed nature between the time period in PPS3 and the time span of the Core Strategies	Clearly there is a discrepancy between the RSS timescale and National guidance in PPS3. Although reference is made in the Core Strategy to housing supply being accommodated post 2021 at the same annual rate as pre-2021, the Core Strategy and relevant housing policies will be amended to clearly stage a more appropriate end-date for the Plan. CS1 and/or supporting text will be amended to reflect the need for a 15 year supply from adoption but the Core Strategy will not be identifying land allocations beyond 2021 pending any RSS review.
Drivers Jonas on behalf of Cemex UK Materials Limited	Policy CS1 The location and supply of new homes	Policy CS1 & Table 8 – welcomes the proposal for Radlett to be a Level 3 settlement and proposals to allow development around Radlett.	Support noted
Phillips Planning services Ltd	Policy CS1 The location and supply of new homes	Neither CS1 or CS2 make reference to safeguarded land in the existing adopted local plan.	The role of currently safeguarded sites will be clarified although clear reference is made to them in paragraph 3.11, although it is not considered necessary to make specific reference to these sites in Policies CS1 or CS2. The Council is required to look at all alternative options for locating new housing as required by the SEA Directive.
Wrotham Park Settled Estates	Policy CS1 The location and supply of new homes	concern over the consideration of the 5,000 homes as a maximum or threshold, rather than a minimum or target as defined in the East of England Plan, especially with regard to high population growth.	Disagree. Policies CS1 and CS2 do not refer to 5000 as being a maximum, although Policy CS1 will be amended to specifically refer to '5,000 homes' which at present is not detailed in the wording of the policy..

Exchange Limited	Policy CS1 The location and supply of new homes	Suggests new wording in order to meet market demand for housing. Also, a wording change is suggested because it is felt that the Urban Capacity Study is overly optimistic and that future studies are required. (Considered unsound under PPS 12.) Areas of Search are too limited (no scope for Patchetts Green).	<p>In an urban fringe Green Belt borough such as Hertsmere, much new development continues to come forward from windfall opportunities. Much of this is in the form of suburban infill and intensification particularly where existing dwellings are redeveloped at a greater density for housing. The preferred approach of focusing development on brownfield sites within towns and within limited areas of search in the Green Belt, will not preclude the development of suitable previously developed sites in the Green Belt including Patchetts Green. However, there are only likely to be a limited number of opportunities and those larger sites will need to be promoted through the Site Allocations. A policy which permits large brownfield windfall sites in the Green Belt would not be appropriate as such opportunities would need to be considered on their merits, given their potential conflict with Green Belt policy.</p> <p>Patchetts Green is at the bottom of the hierarchy and considered a sustainable location.</p> <p>Change to CS3 will deal with under-provision against RSS.</p> <p>UCS or SHMA's don't override RSS14 even if they point to increase supply or demand.</p> <p>UCS followed government guidance on tapping the potential which includes scope for trend-based windfall/intensification. Hertsmere has historically had a high proportion of windfall.</p>
GO- East	Policy CS1 The location and supply of new homes	The Site Allocations DPD should be referred to and also cross referenced back to SP2. The word supply is used in the title and not in the text.	Will add the word 'supply' before new homes and cross-reference to the Site Allocations DPD although not all housing will go through this.
Drivers Jonas on behalf of Cemex UK Materials Limited	Policy CS2 Housing beyond existing built up areas	In support of this policy to change some green belt boundaries, in particular encouraging residential development in Radlett.	Support is noted but it should be noted that the policy does not specifically seek to allocate land around Radlett.
Environment Agency	Policy CS2 Housing beyond existing built up areas	We support this policy as you have listed flood risk and nature conservation values as criteria for the identification of individual sites. We expect that the Site Allocations DPD will be subject to the Sequential Test and where applicable, the Expectations Test in line with PPS25.	Support noted.

CGMS	Policy CS2 Housing beyond existing built up areas	The selection of areas of search should be based on refined criteria as referred to in our statement. Currently this does not appear to any robust technical information to support the areas selected. The appendices to our statement incorporate a landscape and visual assessment of the currently proposed areas of search and sets out the case for refinement of the selection criteria and supports land north of Borehamwood.	The areas of search were very much identified via high levels PPG2 and other criteria, in order to rule out those broad locations which the Council did not consider appropriate to promote. These criteria are set out on Paragraph 3.11 but more detailed criteria, including landscape assessment are set out in Policy CS2. Detailed assessment of landscape value and noise for example, were considered more appropriate for the identification of sites through the Site Allocations work. The Council remains of the view that development to the north of Borehamwood would increase the risk of coalescence between Borehamwood and Radlett contrary to PPG2 objectives.
Amesbury Development Ltd	Policy CS2 Housing beyond existing built up areas	The represented party objects to this policy and argues that the land off the A41 at Eiton Way near Otterspool should be redesignated as employment land, from Green Belt, allowing surplus poor quality employment land to be used for housing and removing the need to develop the high quality Green Belt sites which are shown in the Key Diagram to be used for residential development. An objection is also raised to the exclusion of the Green Belt around Bushey from the areas of search – Bushey is an equivalent status to Potters Bar in the settlement hierarchy, and there is no justification for its exclusion in the Urban Capacity Study. (Considered unsound under PPS 12.)	On the basis of the CHELR and the Council's own observations, there are no poor quality areas of designated employment land which need to be reallocated / redistributed, including the Otterspool Way employment area. Notwithstanding this, PPS 3 requires land to be identifiable and developable. Almost all employment land in the Borough is developed and occupied and it would therefore be difficult to allocate sites on unavailable sites. The Council is not advocating the outward growth of Bushey into Green Belt for the reasons set out in Paragraph 2.10.
Tyttenhanger Estate and Bowmans Leisure Ltd	Policy CS2 Housing beyond existing built up areas	Support this policy but would advocate that further areas of search for Green Belt housing sites are considered; in areas such as London Colney and Colney Heath.	The areas of search identified were chosen on the basis of those locations identified as Strategic Housing Locations, the extent of Green Belt growth they have already experienced and various PPG2 and other high level criteria. There is not considered to be scope to add to existing green belt areas of search and the identification of housing land in the London Colney area, where this is in the Borough, would increase the risk of coalescence between the three settlements of Shenley, London Colney and Radlett.
Zog Ltd	Policy CS2 Housing beyond existing built up areas	Inconsistent with Para 3.11, as there is no reference to defined safeguarded land (as in the Local Plan) and also represents an over reliance on windfall sites. Possibly include other criterion e.g. indicators of self-containment of individual sites.	The site advocated is unlikely to be large enough to be self-contained. Safeguarded land is covered in paragraph 3.11 but its status will be further clarified when the document is revised..
John Griggs and Son LTD	Policy CS2 Housing beyond existing built up areas	Shenley should not be excluded from the focus of search for new homes.	Shenley has accommodated a lot of growth over the past 10-15 years and is considered has reached its limit, given its location in the Green Belt, its poor public transport accessibility and the limited range of services available in the settlement. However, paragraph 2.12 does not preclude the appropriate redevelopment of suitable sites in smaller settlements, such as Shenley, should those sites arise.

The Radlett Society and Green Belt Association	Policy CS2 Housing beyond existing built up areas	Would like to add the following criteria to this list: availability of water supplies, energy supplies and capacity of communications network without adding further telecom masts.	Largely covered by Criteria iii
Barton Willmore Planning Partnership	Policy CS2 Housing beyond existing built up areas	This policy should also apply to land to the North and East of Bushey.	The Council is not advocating the outward growth of Bushey into Green Belt for the reasons set out in Paragraph 2.10.
Planning Perspectives	Policy CS2 Housing beyond existing built up areas	If the borough is to accommodate housing targets identified within the East of England Plan beyond 2012, the areas of search should be expanded to create a greater level of choice.	The Areas of Search represent those areas which the Council considers, having regard to the relevant policies in the Core Strategy and PPG2 Green Belt and other key parameters, offer the scope for the identification of individual development sites through the Site Allocations DPD. They are considered to provide an adequate choice of locations from which to identify individual sites.
Mr Glover	Policy CS2 Housing beyond existing built up areas	Policy CS2 & Paragraph 5.26 – there are concerns over the influence of new development on current water infrastructure and on flooding. Localised flooding occurs in various locations in Radlett and there is a concern that more development will exacerbate this.	The SFRA will identify flood zones where development should be avoided taking into account historical flood events, unless the PPS25 exceptions test (and Environment Agency) can be satisfied.
Home Builders Federation	Policy CS2 Housing beyond existing built up areas	Reference is made to 460 new homes. Whilst the reuse of brownfield sites is important, until a Housing Availability Assessment has been undertaken, it seems inappropriate to identify any cap with regard to housing provision outside existing urban boundaries without knowing the full facts in relation to future housing supply components.	The Urban Capacity Study is considered to represent a robust estimate of capacity and its methodology contained a number of key parallels with SHLAAs and its findings, together with other data that is available, when considered along with other data which is available, contains much of the key information required of a SHLAAs.
County Hall	Policy CS2 Housing beyond existing built up areas	The word 'value' in v) and vi) should be replaced with 'impact', to encompass potential offsite effects rather than values relating directly to selected areas.	Landscape and nature conservation value are key criteria when considering the development of greenfield sites in the Green Belt. However, the words 'and impact' will be added to the criteria.
K.J.D Solicitors	Policy CS2 Housing beyond existing built up areas	The Potters Bar Golf Course should be exempt from Green Belt controls. It must be allocated for future housing developments. This approach will allow both the Council and owners to plan infrastructure provision. It will also give sufficient security to allow for front-loaded investment in the site and give future growth a direction.	The Core Strategy will not identify individual sites but Potters Bar Golf Club, which is within one of the Areas of Search, will be considered along with other proposed development sites as part of the Site Allocations DPD work.
CPRE The Hertfordshire Society	Policy CS2 Housing beyond existing built up areas	Without necessarily accepting that up to 460 of the provisional RSS14 target of 5,000 new dwellings will have to be accommodated by changing the boundaries of existing built-up areas, we support the criteria listed for identifying individual sites, but consider that Green Belt designation should be added to the list (preferably at the top). Proposed change: Add 'Green Belt designation' as criterion i).	It is not clear what this would achieve as the Policy effectively recognises that a limited amount of new housing may have to come forward through a Green Belt release. Green Belt cannot be added to the criteria of a policy relating to the allocation of land beyond existing built up areas.

Planning Perspectives	Policy CS2 Housing beyond existing built up areas	If the Borough is to accommodate the housing targets identified within the East of England Plan 2012, the Area of Search should be expanded to provide a greater level of choice and in this regard the capacity of the Service Villages should be reviewed if sustainable patterns of development are to be achieved.	Small scale infill, changes and corrections to GB will be considered but rural growth, via the expansion of service villages, has been considered as an inherently unsustainable option.
CGMS Consulting	Policy CS2 Housing beyond existing built up areas	It is considered that the highlighted areas of Green Belt on page 32 of the Core Strategy should not at this stage be specified. This should be left until the DPD is consulted upon. The current arrangement restricts the consideration of sites within the Green Belt that may be more sustainable than the specified areas.	In order to meet one of the key tests of soundness relating to producing a spatial plan, the Council is required to include a reasonable level of detail when proposing the quantum and distribution of growth, including growth beyond the boundary of existing built up areas.
CPRE Herts	Policy CS2 Housing beyond existing built up areas	Oppose any changes to the Green Belt boundary south of Potters Bar, as the Green Belt is already narrow and it prevents coalescence with Barnet.	Para 3.11 contains criteria for identifying areas of search including 1 mile Buffer and Potters Bar is some distance from Barnet in this respect. The need to keep Potters Bar separate from High Barnet is supported and the options proposed to accommodate growth take account of PPG2 and the need to use the Green Belt to prevent settlements from coalescing.
Aldenham Parish Council	Policy CS2 Housing beyond existing built up areas	Cannot support this policy as it includes no reference to the protection of the Green Belt.	The purpose of this policy is to provide the scope for any limited green belt releases required. Both CS3 and other policies in the Core Strategy include mechanisms to protect Green Belt and prioritise brownfield land.
English Nature - Essex Herts & London Team	Policy CS2 Housing beyond existing built up areas	Welcome the inclusion of natural conservation value and landscape conservation value criteria for the identification of Green Belt housing sites. An outline of how this approach will be developed and implemented should be addressed. This approach should then be incorporated into the explanatory text of the finalised policy.	Support noted. Criteria will be signposted in the finalised document for submission with reference to the supporting Site Allocations study which considers the identification of Green Belt housing sites.
DPP	Policy CS2 Housing beyond existing built up areas	(ix) Should include the words 'but not confined to'.	CS2 (ix) is not considered to make development beyond the existing built up areas dependent on the extent of previously developed land on the site. However, sites with a considerable amount of previously developed land will need to be given some consideration.

Exchange Limited	Policy CS2 Housing beyond existing built up areas	More homes may be needed outside of urban areas as the Urban Capacity Study is over-optimistic and therefore suggests new wording. (Considered unsound under PPS 12.)	The Council's Urban Capacity Study is considered to represent a robust estimate of capacity. However, paragraph 2.12 does not preclude the appropriate redevelopment of suitable sites in smaller settlements should those sites arise. Patches Green is at the bottom of the hierarchy and considered a sustainable location. Change to CS3 will deal with under-provision against RSS. UCS or SHMA's don't override RSS14 even if they point to increase supply or demand. UCS followed government guidance on tapping the potential which includes scope for trend-based windfall/intensification. Hertsmere has historically had a high proportion of windfall.
Atisreal UK Ltd	Policy CS2 Housing beyond existing built up areas	We do not accept the Council's approach to the delivery of new homes and do not consider that this policy is in line with National Planning Policies. All vacant previously developed land should be considered for residential redevelopment before land is released from the Green Belt. It is not considered that the current Urban Capacity study has included the potential for new housing on vacant previously developed sites.	The Core Strategy proposes a considerable focus on the promotion of brownfield opportunities ahead of any release of Green Belt land. The mechanisms built into Policy CS3 seek to enable brownfield windfall sites to come forward for development before any Green Belt release is considered for release.
PGA Design Consulting	Policy CS2 Housing beyond existing built up areas	If there is to be low density development in the Green Belt, then there must be more land allocated for housing.	The amount of housing land being suggested for possible Green Belt release is based on a density of around 40 dph, slightly in excess of recent densities in the Borough.
RPS Planning (on behalf of Fairview New Homes Ltd)	Policy CS3 Phasing of Development	Policy CS3 restricts the house building rate in the borough, thus undermining PPS3 and the provision of a responsive approach to land supply.	The Core Strategy seeks to follow the requirements of PPS3 in terms of delivering housing. However, Paragraph 3.13 of the Core Strategy reflects PPS3 by stating that it is neither appropriate nor required for all housing land to be made available from the outset. Allowing for up to 20% 'over-provision' within a three year period reflects this but is not considered to represent a restriction of the house-building rate in the borough.  Still need to take account of RSS, regardless of local housing demands.



<p>Hertfordshire Property - Hertfordshire County Council</p>	<p>Policy CS3 Phasing of Development</p>	<p>Housing development should not be completely restricted to phasing, so that it does not prevent the provision of enhanced community facilities where self-financing schemes provide an opportunity to enhance HCC services.</p>	<p>PPS3 requires elements of phasing to be used for the long term planning of an area. The disposal of HCC proposals is unlikely to result in a 20% over-provision of housing within a three year period, but should this scenario arise, an exception could be made to the policy where the development (a) would lead to a brownfield windfall site coming forward and (b) infrastructure requirements or shortfalls generated by the proposals, would be met on or within the vicinity of the site. The supporting text to Policy CS3 will be amended to reflect this.</p>
<p>Wrotham Park Settled Estates</p>	<p>Policy CS3 Phasing of Development</p>	<p>Wrotham Estate believe that additional greenbelt land should be included in the Core Strategy Preferred Options consultation stage with particular reference to housing requirements. Although more land should be given up for housing, there also should be policy on safeguarding land for the remainder of the greenbelt to protect its character, in order to make the housing chapter 'robust'.</p>	<p>The Council does not consider it necessary or appropriate to include further areas within the areas of search. Paragraph 2.13 - 2.17 refers to the alternatives which were considered in drafting the Core Strategy Preferred Options and the PP/G2 and other criteria are set out in paragraph 3.11.</p>
<p>KJD Solicitors</p>	<p>Policy CS3 Phasing of Development</p>	<p>Subject to the owner's representations to provide a specific allocation of the Potters Bar Golf Course site in the Core Strategy, the identification of Greenfield sites in the Site Allocation DPD is supported.</p>	<p>Support noted. It is the intention of the Council to allocate individual sites in the Site Allocations DPD.</p>
<p>Exchange Limited</p>	<p>Policy CS3 Phasing of Development</p>	<p>The basis for allotting what percentage of house building should take place each year is not considered to have a sound basis. This is as PPS 3 recommends that a continuous stream of housing is bought forward and related to market demands and local needs.</p>	<p>The Council is able to demonstrate a five year supply of deliverable sites. However, Paragraph 3.13 of the Core Strategy reflects PPS3 by stating that it is neither appropriate nor required for all housing land to be made available from the outset. The Council does not wish to create perverse incentives to develop greenfield, Green Belt sites ahead of brownfield land.</p>
<p>GO- East</p>	<p>Policy CS3 Phasing of Development</p>	<p>Need to ensure that the evidence base fully supports the policy and that all stakeholders accept the Annual monitoring process. Also, there should be recognition that 5,000 homes are a minimum requirement, rather than a ceiling.</p>	<p>The proposed monitoring framework for the Core Strategy is set out in Chapter 9 of the Core Strategy and is subject to the same consultation as the rest of the document. The end date for the plan period will be extended to 2024, recognising the need to provide for 15 years of housing land supply. This provides scope for 5,000 homes to be exceeded and the supporting text to Policy CS3 will be redrafted to clarify this.</p> <p>Refer to post 2021 which will inevitably involve going above 5000 houses.</p>

Zog Ltd	Policy CS3 Phasing of Development	Unrealistic to assume that there will be no development on greenbelt sites before phase 3.	Policy CS3 states that allocated land in later phases will be brought forward, if necessary, to maintain the five year supply of housing land. The supporting text to the Policy will be clarified to state that this relates to the need for a continuous five year supply and that this will include greenfield allocations - although the need to bring forward these allocations and the associated timing will need to be considered through a formal alteration to the Core Strategy.
Aldenham Parish Council	Policy CS3 Phasing of Development	Support the development of brownfield sites before Greenfield sites. Due to the projected increase in residents we have asked Hertfordshire County Council for a secondary school in Radlett. We would urge Hertmere Borough Council to support this request.	Support noted and the provision of a new school Radlett, as with all key community infrastructure, is supported in principle.
Aldenham Parish Council	Policy CS4 Affordable Housing	Support the provision for affordable housing in principle, but feel that every site should be considered on its own merit regarding the suitability and numbers of such housing. The Parish needs smaller properties of all kinds for first time buyers and residents wishing to 'downsize'	Development Plans are required to provide a degree of certainty / clarity and on a fundamental issue such as Affordable Housing, clear parameters need to be set. The exceptions policy exists to help support the provision of homes for local people within rural settlements and it is proposed to extend its scope for all villages in the Borough, rather than the larger villages which are currently covered by an exceptions policy in the Local Plan.
Park Avenue, Potters Bar	Policy CS4 Affordable Housing	Affordable housing should be provided on developments involving 10 residential units (gross) and should be at least 35% Affordable Housing on qualifying sites. The level currently proposed is totally inadequate. The Hertsmere Housing Needs Survey and the ever-growing waiting list mean that a higher level of affordable housing particularly social rented housing is needed in the area and this plan should reflect that need.	It is considered that increasing Affordable Housing requirements beyond 25 % could raise viability issues and it can be demonstrated that 30% has been provided in recent years under the terms of the current requirement of 25%. It is reasonable to assume that the overall number of Affordable Housing units will rise with the reduced threshold in place. Lowering the threshold below 15 units (the national minimum threshold) has the potential to significantly restrict the viability of development in an area with high land values and could restrict overall housing supply.
Scott Wilson	Policy CS4 Affordable Housing	Clarity on the role on purpose of policy CS4 and Paragraph 3.32 are requested. Both refer to the need for 'limited flexibility' to enable certain sites to provide a slightly reduced level of affordable housing where there is evidence to demonstrate; it would be economically unviable to provide 25% or the provision of reasonable and practical mix of unit sizes across a site would necessitate a reduction in the number of affordable homes. The policy wording should make reference to having appropriate regard to; identified local need, nature and scale of the location and the development proposed; characteristics of the site and economics of provision.	Some of this clarity is provided in Paragraph 3.32 and additional clarification will be set out in the Councils Affordable Housing SPD. The flexibility is only intended to apply in exceptional circumstances, so it is not considered appropriate to list every scenario where flexibility could be applied.

Hertfordshire Property - Hertfordshire County Council	Policy CS4 Affordable Housing	There is a need to include the provision of housing for frail/elderly people or those with mental/physical disabilities, as it only mentions affordable housing and people with special needs should be acknowledged alongside social housing.	Policy CS7 makes specific provision for very sheltered housing but it is recognised that special needs housing can also constitute an important form of Affordable Housing and the wording of CS7 will be amended to include other forms of supported housing.
Zog Limited	Policy CS4 Affordable Housing	The evidence base supporting this policy is considered insufficient (see comments on the paragraphs that make up the supporting text), and there is no local definition of affordability – this would cause problems as it means that the levels of public subsidy that would be required are not set out. Also, there is no proper assessment of how funding would be secured, in order to support the provision of the proposed levels of affordable housing. Most importantly, there is an over-reliance on the clarification of policy in the Affordable Housing SPD. The represented party recommend that HBC produces a separate Affordable Housing DPD as PPS 12 states that SPDs should not contain policies that should be subject to a separate examination. (Considered unsound under PPS 12.)	The concerns are noted but these points are largely covered in Affordable Housing SPD. The Council does not currently have the resources nor does it think it necessary to prepare an Affordable Housing DPD.
The Radlett Society and Green Belt Association	Policy CS4 Affordable Housing	Supported but the word 'element' needs to be qualified.	Support noted. The next paragraph clarifies the term 'element'.
Mr R Kirk & Ms J Marston	Policy CS4 Affordable Housing	The current provision to tackle an annual shortage of 351 affordable houses is far less than one third of this. Suggest that a target of 40% and a reduction in site size to 10 units be applied.	The Council considers that increasing Affordable Housing requirements beyond 25% could raise viability issues and can demonstrate that 30% has been provided in recent years under the terms of the current Local Plan requirement of 25%. It is reasonable to expect that the overall number of Affordable Housing units will rise with the reduced threshold in place.
RPS Planning (on behalf of Fairview New Homes Ltd)	Policy CS4 Affordable Housing	Object to the Councils proposal to specify a threshold for supplying affordable housing of development of 15 dwellings or more of residential sites of 0.5 ha or more. Also Object to the 'at least 25% affordable housing on qualifying sites'.	It is being lowered through the requirements of national policy (PPS3). However, paragraph 3.32 contains scope for exceptions to be considered. A site- by-site policy provides insufficient clarity/certainty for many developers. A 25% threshold representations a continuation of the existing proportion sought but there is considered to be no justification for setting this is a maximum as this is likely to have the effect of reducing the amount of Affordable Housing provided by developers.

Barton Willmore Planning Partnership	Policy CS4 Affordable Housing	Lowering the threshold for affordable housing could threaten the viability of some developments. Affordable housing should be assessed on a site-by-site basis.	It is being lowered through the requirements of national policy (PPS3). However, paragraph 3.32 contains scope for exceptions to be considered. A site-by-site policy provides insufficient clarity/certainty for many developers.
Atisreal UK Ltd	Policy CS4 Affordable Housing	This policy states that developments of 15 dwellings or more and sites of 0.5 hectares will be expected to provide at least 25% of new units as affordable housing. According to the supporting text, a split of 75% / 25% social rented to intermediate housing is proposed.	Support noted.
GO- East	Policy CS4 Affordable Housing	Policy CS4 and CS5 – Suggest that the wording of this policy is more positive to ensure that the provision of affordable housing is met. Reminder that the evidence base should support the policy and be referred to.	The wording will be reconsidered to make it more positive. The HNS is referred to in the supporting text which underpins the policy.
Hertsmere Borough Council	Policy CS4 Affordable Housing	The Council should have a more ambitious target for the delivery of affordable housing, i.e. the requirement that more than 25% of all units are affordable.	The Council considers that increasing Affordable Housing requirements beyond 25% could raise viability issues and can demonstrate that 30% has been provided in recent years under the terms of the current Local Plan requirement of 25%. It is reasonable to expect that the overall number of Affordable Housing units will rise with the reduced threshold in place.
British Heart Foundation	Policy CS5 Affordable Housing in rural areas on exception sites	Smaller sites should not be exempt from affordable housing policy, especially if the ratio of affordable housing to normal housing is falling behind. Smaller developments should be used to make up for the shortfall.	Standard change for schemes of 1- 14 units will ensure that funds for off site provision can be secured on smaller schemes.
Kravetz & Cann	Policy CS5 Affordable Housing in rural areas on exception sites	Supporting this policy, especially small-scale development in rural centres, such as Shenley, and the discussed level of affordable housing.	Support noted.
Apcar Smith Planning	Policy CS5 Affordable Housing in rural areas on exception sites	Policy suggests that all development on the Green Belt villages should be for small scale affordable housing schemes. This suggests that private housing schemes would not be considered acceptable in villages over-washed by Green Belt designation.	Para 2.12 and Policy SP2 do not preclude the possibility of small scale rural infill development, regardless of who is promoting the site. Policy CS5 only seeks to make provision for Affordable Housing on those sites in the Green Belt where development would not normally be permitted.

Potters Bar Society	CS6	Gypsies and Travellers are unity and must not occupy the Green belt.	The provision of authorised sites, as required by government policy is the best way of ensuring Green Belt sites are effectively managed. All locations will be considered but it needs to be recognised that most of the suitable sites are likely to be in the Green Belt.
Environment Agency	CS6	Point xi needs to make reference to policy CS15 as a key environmental policy. Although we support the fact that the risk has been recognised as a key factor we are concerned that the policy is not positive enough in seeking	CS15 will be added to the cross referenced policies. Not considered necessary to include restoration as this is covered by PPS25 and should form part of the proper planning of the area.
The Radlett Society and Green Belt Association	CS6	Given that existing households are expected to bear the effects of housing intensification, the same should apply to Gypsies and Travellers and the densities adjusted on existing sites in order to accommodate the additional pitches.	Gypsies and Travellers sites tend to be more densely populated and developed than the settled population. It is not considered necessary to set higher density targets for Gypsy and Travellers although paragraph 3.42 recognises the need to explore the potential of existing sites principally through extending them.
Three Valleys Water PLC	CS6	Object to any proposal of Gypsy site on their land, and wish to be notified of any further consideration of its land for Gypsy site use.	Concerns noted. However, sites will be identified in the Site Allocation bearing regard to the criteria set out in the associated CS policy.
Three Valleys Water PLC	CS6	Object to identification of site as a potential Gypsy site opportunity in Scott Wilson Report.	Concern noted but sites will be identified in the Site Allocation bearing regard to the criteria set out in the CS policy.
Caldecote Farm (Elstree) Limited	CS6	The proposed works would lower the land value, and is not beneficial to the land owners of the fields in and adjacent to Hliffeld Lane.	Sites will be identified in the Site Allocation bearing regard to the criteria set out in the CS policy which include the need to avoid prejudicing residential or rural amenity, although land values or perceived loss of land value are not 'planning considerations'.
Hertfordshire County Council	CS6	HCC advise that once the site allocations is out they will be in a better position to comment, but attention should be made to Circular 05/05 on how to mitigate impact of new development	Circular 05/05 is referenced in Para 6.11
Hertfordshire Property - Hertfordshire County Council	CS6	There is a travellers site just over the Harrow boundary. Bushey residents feel that Bushey is part of South East England. With this in mind, Bushey already has adequate provision of sites. Criterion iv) should be deleted because it is too restrictive and applications could be refused just on this point.	Hertsme is part of the Eastern Region and the CS needs to be in general conformity with the requirements of the Regional Spatial Strategy for that region, notwithstanding the number or proximity of sites in rural amenity).
Open Spaces Society	CS6	Several of the potential (Scott Wilson) Gypsy and Traveller sites were not on Rights of Way but so close as to raise issues of grazing on the land and intimidation of path users.	Noted. Inhibiting the use of ROWs will be added to Criteria iii.

Mr/Ms P Page	CS6	Primary schools in Bushey are oversubscribed, forcing local children to distant schools. Seems difficult to make local provisions for gypsy and traveller children.	Criteria for consideration in Policy CS7 includes need for reasonable proximity to local services.
Mr/Mrs Page	CS6	Traffic will impact heavily on existing heavy road usage at the junction of A411 and A409. This situation will worsen if the proposed office development at the stables site(TP/07/1225) goes ahead.	Sites will be identified in the Site Allocation bearing regard to the criteria set out in the associated CS Policy.
Mr Clappison	CS6	It is felt that the conclusions of this policy follows a top down approach and that local people have been ignored in the process. It is not convincing that there is a need for increased numbers of gypsy traveller sites in Hertsmere, and there is a concern about the impact on the green belt.	Recognise the concerns raised but would reiterate that this is a government imposed (i.e. statutory) requirement through Circular 01/06. If government requirements are not followed, document will be found to be unsound and solutions could be imposed on the Borough. The criteria listed in the document are intended to minimise or mitigate effects on Green Belt land whilst the level of need for G+T sites has been demonstrated through the study undertaken by the Centre for Urban and Regional Studies (CURS) at Birmingham University as well as work undertaken by EERA.
Ms Vine	CS6	In criterion iii), the site should not have direct access to a public highway which is already congested.	Criterion iii) requires safe and convenient access; this is considered to include congestion issues.
Tytenhanger Estate and Bowmans Leisure Ltd	CS6	Support the policy in part. New proposed sites should be located away from Gateway sites and areas of significant population. Where possible sites should be accommodated within Council owned land.	Support noted, including the need for sites to be in public ownership where possible. Individual locations will be determined through the SA DPD taking account of CS criteria.
GO- East	CS6	The wording should be changes to make the commitment firmer, rather than 'the council will seek to...'. Further reference should be made to circular 01/2006 annex c, which supports the suggestion that the wording should be more definite.	The words 'seek to' will be removed.

DPP	Policy CS7 Housing mix	<p>The requirement made in this policy is unreasonable. If there is a requirement for sheltered housing then there should not be a requirement for affordable housing as it is considered unreasonable to provide both affordable housing and sheltered housing in a development.</p>	<p>The concerns over the requirement for sheltered housing on schemes of 100 units are noted. This requirement would relate to a very small number of schemes built in the Borough over the plan period but the text will be clarified to enable on-site Affordable Housing (or a proportion of, on very large schemes) to be met through Sheltered Housing which is delivered through a RSL and agreed with the Council's housing department. It is also recognised that schemes built to 100% lifetime homes standards should enable many individuals with mobility impairments to remain in their homes. Consequently, the 100+ unit sheltered housing requirement (over and above any provided as 'Affordable Housing') will be modified and limited to particularly large sites which are allocated in the Site Allocations DPD and where this is supported by the Council's Housing department.</p> <p>And sheltered housing only required on larger sites.</p>
National Grid Property Holdings Limited	Policy CS7 Housing mix	Support this policy, however believe that the appropriate mix for a particular site should be based upon individual site circumstances.	Support noted. However, DPDs are required to provide a degree of certainty / clarity and on a key issues such as housing mix, broad parameters need to be set out in the Core Strategy.
Development Planning Partnership	Policy CS7 Housing mix	It is stated that housing will be provided on development sites of 100 or more units. This requirement is unreasonable considering that all of the housing is to be built to lifetime home standards.	Sheltered housing provides a higher level of support for occupants through 'lifetime homes'. However, it is recognised that with almost all new housing schemes built to 100% lifetime homes standards, this should enable many more individuals with mobility impairments to remain in their homes. Consequently, the 100+ unit sheltered housing requirement (over and above any provided as 'Affordable Housing') will be modified and limited to particularly large sites which are allocated in the Site Allocations DPD and where this is supported by the Council's Housing department.
Zog Limited	Policy CS7 Housing mix	There is not enough evidence to support the levels of housing mix proposed.	The Council's Housing Needs Survey 2005 sets out and supports the need for a mix in the type of new housing stock.
George Wimpey North Thames	Policy CS7 Housing mix	The requirement that sheltered housing will be provided on development sites of 100 or more units is considered unreasonable, considering that all the housing is to be built to the lifetime homes standard which could accommodate elderly residents.	Sheltered housing provides a higher level of support for occupants through 'lifetime homes'. However, it is recognised that with almost all new housing schemes built to 100% lifetime homes standards, this should enable many more individuals with mobility impairments to remain in their homes. Consequently, the 100+ unit sheltered housing requirement (over and above any provided as 'Affordable Housing') will be modified and limited to particularly large sites which are allocated in the Site Allocations DPD and where this is supported by the Council's Housing department.

Zog Ltd	Policy CS7 Housing mix	Object to an inclusion of a 10 unit threshold. Objection is also targeted at the requirement for all development sites of 100 or more units to provide a proportion of sheltered housing. Each site needs to be considered on its own merit.	The requirement relating to schemes of 10-25 units is simply for 'some variation' within their mix; the mix itself is not prescribed (including any proportion of family and non-family sized units) and the requirement is not considered to be unduly onerous. The concerns over the requirement for sheltered housing on schemes of 100 units are noted. This requirement will relate to a very small number of schemes built in the Borough over the plan period but the text will be clarified to enable on-site Affordable Housing (or a proportion of, on very large schemes) to be met through Sheltered Housing where it is delivered through a RSL and where it is supported by the Council's housing department. It is also recognised that with almost all new housing schemes built to 100% lifetime homes standards, as sought by the Core Strategy, this should enable many more individuals with mobility impairments to remain in their homes. Consequently, the 100+ unit sheltered housing requirement (over and above any provided as 'Affordable Housing') will be modified and limited to particularly large sites which are allocated in the Site Allocations DPD and where this is supported by the Council's Housing department.
GO- East	Policy CS7 Housing mix	Suggestion that the wording should be firmer to ensure that the housing mixture and size is upheld. Suggestion that wording should be changed to tenure. Also, core strategy policies should not be dependent upon other DPDs, as the policy wording is stating. PPS3 para.46 helps LPAs develop housing density policies	The text will be amended to relate to an adequate mix of housing type and size within each tenure. The cross-reference to other documents is a result of the 2004 Planning and Compulsory Purchase Act breaking up different aspects of the development plans system into different statutory documents.
Zog Ltd	Policy CS7 Housing mix	Objection to the 100-unit threshold for sheltered housing. Each site should be considered on their own merits in the Site Allocations DPD where sites should be identified on local requirements.	It is recognised that with almost all new housing schemes built to 100% lifetime homes standards, as sought by the Core Strategy, this should enable many more individuals with mobility impairments to remain in their homes. Consequently, the 100+ unit sheltered housing requirement (over and above any provided as 'Affordable Housing') will be modified and limited to particularly large sites which are allocated in the Site Allocations DPD and where this is supported by the Council's Housing department.
Barton Willmore Planning Partnership	Policy CS7 Housing mix	Housing-mix should be determined on a site-by-site basis and consider the Borough's housing needs and the character of the area.	DPDs are required to provide a degree of certainty / clarity and on a key issues such as housing mix, broad parameters need to be set out in the Core Strategy.



<p>Hertfordshire Property - Hertfordshire County Council</p>	<p>Policy CS7 Housing mix</p>	<p>With regard to the housing needs of elderly people, justification is required for why sheltered housing is applied to development of +100 units (if), possible confusion between affordable housing (+25 units) and sheltered housing (+100 units). The mechanism for getting sheltered housing in development is unclear; commuted payments from developers for sheltered housing is suggested.</p>	<p>It is recognised that with almost all new housing schemes built to 100% lifetime homes standards, as sought by the Core Strategy, this should enable many more individuals with mobility impairments to remain in their homes. Consequently, this requirement will be modified and limited to particularly large sites which are allocated in the Site Allocations DPD and where they are supported by the Council's Housing department. Paragraph 3.50 differentiates between Affordable Housing and sheltered housing whilst the justification for this part of the policy comes from a variety of sources including the housing need survey and population projections, provided by the Council.</p>
<p>RPS Planning (on behalf of Fairview New Homes Ltd)</p>	<p>Policy CS7 Housing mix</p>	<p>The concept imposes an unjustified level of control on the house building industry. There should be an appropriate level of flexibility for house builders to best determine requirements of a site based on market and commercial considerations house builders.</p>	<p>PPS3 seeks a mix of housing and it should be emphasised that the requirement relating to schemes of more than 10 - 25 units is simply for 'some variation' within their mix; the mix itself is not prescribed (including any proportion of family and non-family sized units) and the requirement is not considered to be unduly onerous. On larger schemes, whilst accepting that housebuilders will base housing mix on commercial and market considerations, the Council wishes to avoid an over-dominance of any single housing type within larger schemes in order to help achieve mixed and balanced communities. In the case of Affordable Housing, there is evidence to show that an insufficient proportion of family sized units are being built as part of the requirement to provide this housing on privately developed sites. The wording of the policy will be reviewed to ensure there is sufficient flexibility for developers when developing market housing without removing the need to provide some mix and variation. It is also recognised that schemes built to 100% lifetime homes standards should enable many individuals with mobility impairments to remain in their homes. Consequently, the 100+ unit sheltered housing requirement (over and above any provided as 'Affordable Housing') will be modified and limited to particularly large sites which are allocated in the Site Allocations DPD and where this is supported by the Council's Housing department.</p>
<p>Dacorum Borough Council</p>	<p>Policy CS8 Scale and distribution of employment land</p>	<p>This policy needs to address explicitly RSS Policy E1. Distribution of the job growth should preferably be taken with the other local authorities in the London Arc. It is unclear whether there will be an over provision on employment land.</p>	<p>The figures are strategic allocations moved forward, less the 4h release. We considered that these are strategic location, appropriate for inclusion in the use strategy.</p>
<p>GO- East</p>	<p>Policy CS8 Scale and distribution of employment land</p>	<p>It is not clear how the figures in this policy have come about, there should be a clear evidence base for it. The policy states designated areas of employment, although it may be considered too specific for the purposes of the core strategy.</p>	<p>The figures are strategic allocations moved forward, less the 4h release. We considered that these are strategic location, appropriate for inclusion in the use strategy.</p>

Three Valleys Water PLC	Policy CS8 Scale and distribution of employment land	Support Policy CS8 and think the Council should give consideration to the expansion of Otterspool Way employment area as a greenfield extension. It is a premier site for possible flagship, mixed commercial and employment use.	The CHELR does not advocate an increase in employment land in the Borough.
Hertfordshire Property - Hertfordshire County Council	Policy CS8 Scale and distribution of employment land	Proposed release of 4 ha of employment land on Elstree Way corridor for housing should not prejudice the implementation of the Elstree Way Corridor Planning and Design Brief.	Noted and welcome
Zog Ltd	Policy CS8 Scale and distribution of employment land	In support of these sites being available for housing development and its criteria.	Noted and welcome
Amesbury Development Ltd	Policy CS8 Scale and distribution of employment land	The represented party considers that this policy does not take into account any future need for more employment land in the Borough, or the fact that the Borough can take more economic growth and employment. It is also considered that the CHELR report, which underpins this policy, is flawed, as it does not take the 'unconstrained employment scenario' (RSS scenario C) on board. A separate report undertaken by consultant does this and shows that more land would be required. States that the land off the A41 at Elton Way near Otterspool could help meet some of this need, and provide knock-on benefits for Watford. (Considered unsound under PPS 12.)	The scenarios that we follow is the scenario that the RSS advocates. Also, the Roger Timms report is based on a robust methodology.
Terence O'Rourke	Policy CS8 Scale and distribution of employment land	The policy should be flexible to allocate new high quality development sites for land-hungry uses on the Periphery of Borehamwood.	The CHELR did not advocate on employment land in the Borough
Zog Ltd	Policy CS9 Local Significant Employment Sites	There should be criteria for locally significant employment site and a definition of it.	A criteria is being developed through SA DPD study. However, there is a high level criteria and definition in this policy. (see penultimate sentence)
GO- East	Policy CS9 Local Significant Employment Sites	Supporting this policy, although a better link should be provided between the first and second sentence, it should be made clearer that sites will be designated by the site allocation DPD.	Noted and will add that these site will be allocated in later DPD.
Hertfordshire Property - Hertfordshire County Council	Policy CS10 Land use within employment areas	HCC support this, as the waste transfer site is in an employment area.	Noted and welcomed
GO- East	Policy CS10 Land use within employment areas	Reminder that PPS6 states that offices are defined within a town centre designation, not in an employment site. It should be demonstrated that PPS6 is applied properly and issues of accessibility have been considered, even though the land amounts are relatively small.	CS21 seeks to guide major trip generating development to transport corridors. Also the Elstree Way corridor is traditionally on official location and it is well served by public transport. And parts of this even forms part of accessibility zones.

RAID Residents Against Inappropriate Development	Policy CS10 Land use within employment areas	Disagree that waste management is a permitted use within employment areas without clarification. Aware that waste transfer stations have a terrible impact on residents and the surrounding area.	Waste management facilities share characteristics with other B-class development and are often best in these areas.
British Horse Society	Policy CS11 Promoting film and television production in Hertsmere	Support, no comment	Support noted
GO- East	Policy CS11 Promoting film and television production in Hertsmere	Although the wording is good, it could be improved by linking the policy to the support that it says the council will give.	We will consider the wording and content of this policy adequately.
Local Agenda 21 Transport & Pollution Group	Policy CS11 Promoting film and television production in Hertsmere	Support, no comment	Support noted
Zog Ltd	Policy CS12 Protection and enhancement of the natural environment	With reference to the Strategic Gap, safeguarded sites should be identified as in the Local Plan.	All potential housing sites are being looked at according to their merit in Site Allocation Strategic gap add to those considerations that all sites will undergo.
County Hall	Policy CS12 Protection and enhancement of the natural environment	The opening sentence of the Policy should read '.....and enhance the natural environment and natural resources of the Borough,.....in order to maintain and improve environmental quality and contribute to the quality of life for both existing and future members of the local community. Reference should also be made within this section to developing a Green Infrastructure Strategy, which so far has been missed by the Core Strategy.	

Edaw PLC	Policy CS12 Protection and enhancement of the natural environment	<p>The Urban Capacity Study Update 2007 identifies a shortfall in housing requirements of between 454 and 986 dwellings against RSS requirements between 2001 and 2021. This highlights the significant uncertainty surrounding the potential to accommodate future housing requirements within the existing urban areas without compromising other planning policy objectives, in particular the creation of sustainable communities with a balanced mix of housing types and associated community/social facilities. Paragraph 2.9 of the Core Strategy Preferred Options report acknowledges that the release of land from the Green Belt may be necessary to accommodate any balance of housing which cannot be accommodated on previously developed land within existing built up areas. The document states that any Green Belt releases will be focused on sites within identified areas of search but there is no justification provided for these areas being restricted to the limited number of areas surrounding Potters Bar and Borehamwood which are identified on the key diagram. Significantly, the key diagram excludes land around Bushey from the area of search and provides no justification as to how the identified areas</p>	<p>The justification for the quantum and distribution of the proposal areas of search is set out in paragraph 3.11 whilst paragraph 2.10 clarifies why Green Belt growth around Bushey is not being sought</p>
Local Agenda 21 Transport & Pollution Group	Policy CS12 Protection and enhancement of the natural environment	Paragraph 5.17, 5.19, 5.21, policy CS12, CS13 Support, no comments	Support noted
Environment Agency	Policy CS12 Protection and enhancement of the natural environment	The policy must be improved to ensure development does not have an adverse effect on the environment. The opening sentences do nothing to highlight what a developer's commitments are. Green Belt as a policy designation should be addressed separately to conservation and enhancement of the natural environment.	The new system seeks to avoid repetition of the Natural Policy--Section 6B not pursued. Will review wording to see if it can be made clearer/ stronger.
Woodland Trust	Policy CS12 Protection and enhancement of the natural environment	We are concerned that this does not explicitly state that there will be a presumption against any development which has an adverse effect on any natural asset as supported by PPS9' as earlier outlined in section 5.12. We urge the council to include this in the policy.	Policy CS12 is a high-level policy containing provisions to conserve and enhance a range of natural assets. By definition, development, which has an adverse effect on these assets, will be contrary to the terms of the policy. No change is suggested
English Nature - Essex Herts & London Team	Policy CS12 Protection and enhancement of the natural environment	This policy has been generalised. We however expect the supplementary document that will address the issue of hierarchy of protected wildlife sites. Additional points to address net gain in biodiversity and promoting wildlife enhancement must be included in the Core Strategy Policy.	Detail will be included in the SPD which has started to be drafted.

Alisreal UK Ltd	Policy CS12 Protection and enhancement of the natural environment	We do not accept the wording in this policy and therefore wish to object. Whilst the need to conserve and enhance the natural environment of the Borough is acceptable, it is considered that the wording would preclude appropriate redevelopment sites in the Green Belt. It is considered that the policy should be reworded to reflect the national policies in light of the need for the Council to identify more land for housing redevelopment.	Policy CS2, 2.5 - 2.12 discuss distribution of development and scope for GB releases.
RSPB	Policy CS12 Protection and enhancement of the natural environment	Support the Council's intent of working with other organisations and advising developers to protect and enhance biodiversity within Hertsmere.	Noted
The Radlett Society and Green Belt Association	Policy CS12 Protection and enhancement of the natural environment	Strongly supported. Specifically we would request that the existing Green Belt separation between Radlett and Borehamwood be maintained.	Noted. GB separation between Radlett and Borehamwood intended to be maintained.
Boyer Planning	Policy CS12 Protection and enhancement of the natural environment	concern that there is not a policy on the definition and control of the actual green belt boundary	PPG2 conveys much of this information detailed alterations will be taken into account in site allocations Duplication of government policy in LDF documents is not encouraged by government agencies.
Shire Consulting	Policy CS12 Protection and enhancement of the natural environment	Much of this policy simply repeats national guidance. (Considered unsound under PPS 12.)	Concerns are noted but limited amounts of cross-refering to government policy are considered necessary to flag to developers and lay persons that there are relevant government policy that needs to be referred to. S38 of Planning and Compulsory Purchase Act states that planning applications should be determined on the basis of policies contained with Development Plans first hence the need to cover all relevant areas of land use planning in some detail and not leave to national guidance.
Amesbury Development Ltd	Policy CS12 Protection and enhancement of the natural environment	The represented party considers that the boundary of the strategic gap is not appropriate, and that a study undertaken by consultants has show that the land off the A41 at Elton Way near Otterspool does not contribute to the aims and purposes of the Green Belt. (Considered unsound under PPS 12.)	Refer back to previous responses. Looking at individual sites in terms of suitability in the Site Allocations document. Note that boundary of strategic gap may need to be looked into.
Hertfordshire Property - Hertfordshire County Council	Policy CS12 Protection and enhancement of the natural environment	Consideration of the fact that some secondary and primary schools are situated in the greenbelt, and although some of them have MDS status, it is not helpful to HCC to restrict the expansion of core services. MDS status should be reviewed for all schools in the greenbelt. HCC own some land in the 'strategic gap' and they do not want this designation to affect the development of land in this area that will affect services.	MDS status is being reviewed for all schools in the Green Belt. Strategic gap designation will continue to protect existing use. However policy is designed to limit redevelopment to maintain open gap between Bushey and Watford.

GO- East	Policy CS12 Protection and enhancement of the natural environment	The wording is considered to repeat that of national policy PPS12 para.2.30 and not thought acceptable practise. The policy should be 'enabling' environmental programmes for locally strategic sites. Questions arise as to whether the strategic gap is necessary as the area is already protected by greenbelt and has the intentions to limit development. It is also not necessary to reference PPS2 in the wording as it is already established as the basis for the policy.	Concerns are noted but limited amounts of cross-refering to government policy are considered necessary to flag to developers and lay persons that there are relevant government policy that needs to be referred to. S38 of Planning and Compulsory Purchase Act states that planning applications should be determined on the basis of policies contained with Development Plans first hence the need to cover all relevant areas of land use planning in some detail and not leave to national guidance.
Edaw PLC	Policy CS12 Protection and enhancement of the natural environment	Concerning Green Belt release being focussed on sites within identified areas of search, there is no justification provided for these areas being restricted to the limited numbers of areas surrounding Potters Bar and Borehamwood.	A level of detail required to show area and quantity of development for future housing. Criteria at 3.11 was followed
Dalton Warner Davis	Policy CS12 Protection and enhancement of the natural environment	Support this policy with considerations to refrain from development which could potentially harm the openness and appearance of the Green Belt	Noted
CGMS Consulting	Policy CS12 Protection and enhancement of the natural environment	It is considered that the highlighted areas of Green Belt on page 32 of the Core Strategy should not at this stage be specified. This should be left until the DPD is consulted upon. The current arrangement restricts the consideration of sites within the Green Belt that may be more sustainable than the specified areas.	Designation on major development site will continue to protect existing use. However policy designed to limit redevelopment to maintain open gap between Bushey and Watford.
Tytenhanger Estate and Bowmans Leisure Ltd	Policy CS12 Protection and enhancement of the natural environment	Our consideration for housing in London Colney would comply with Policy CS12 by conserving and enhancing the natural environment. This area of interest is located with good access to neighbouring road infrastructure such as the M25.	These settlements are largely located outside the Borough and beyond the jurisdiction of the Hertsmere Borough Council.
c/o Fountain	Policy CS12 Protection and enhancement of the natural environment	The policy will assist in protecting the Borough's valuable natural environment from inappropriate development	Noted
County Hall	Policy CS13 Protection and enhancement of historic assets	This policy is sound and could be used as a model for other districts.	
Shire Consulting	Policy CS13 Protection and enhancement of historic assets	Much of this policy simply repeats national guidance. (Considered unsound under PPS 12.)	Sustainability Appraisal guided the Council in the overall framing of these policies.
GO- East	Policy CS13 Protection and enhancement of historic assets	As in CS12 it is thought to repeat that of national policy. It would be considered appropriate to combine these two policies.	Sustainability Appraisal guided the Council in the overall framing of these policies.

The Radlett Society and Green Belt Association	Policy CS13 Protection and enhancement of historic assets	Supported	Noted
Local Agenda 21 Transport & Pollution Group	Policy CS12 Protection and enhancement of the natural environment	Paragraph 5.17, 5.19, 5.21, policy CS12, CS13 Support, no comments	Support noted
Woodland Trust	Policy CS13 Protection and enhancement of historic assets	We would like to see ancient woodland and ancient trees included in the list of historic assets that need to be conserved or enhanced by development proposals.	There is no ancient woodland in the Borough; this has been verified with the Woodland Trust.
Ms Vine	Policy CS14 Promoting recreational access to open spaces and the countryside	The represented party considers that the word 'inappropriate/unacceptable' should be inserted before the phrase 'risk to biodiversity value'.	Disagree, as this would qualify the risk indicating that some levels of risk to biodiversity value are acceptable/appropriate.
PGA Design Consulting	Policy CS14 Promoting recreational access to open spaces and the countryside	If Bush Hall Golf Club were rezoned for housing then some of it would be set aside as parkland for local people.	Bushley Hall Golf Club is not located within any of the Areas of Search for Green Belts Housing. So its designation for housing/parkland will not be considered by the Council.
The Radlett Society and Green Belt Association	Policy CS14 Promoting recreational access to open spaces and the countryside	Supported	Noted
Aldenham Parish Council	Policy CS14 Promoting recreational access to open spaces and the countryside	Recreational facilities need to be increased in our Parish but with regard to the character of the countryside and the openness of the Green belt.	Noted, detailed controls of scale of development in GB set out in other documents.
English Nature - Essex Herts & London Team	Policy CS14 Promoting recreational access to open spaces and the countryside	Reference must be made to CA207, which was a joint vision between New England and Groundwork.	Reference to document in supporting text.
British Horse Society	Policy CS14 Promoting recreational access to open spaces and the countryside	The British Horse Society seeks the addition of the word "unacceptable" before "risk to the biodiversity value". There is always a risk to the biodiversity value when anything is done, and so this policy would prevent enhancements and additions to the rights of way network. The addition of the word "unacceptable" means that the risk is then something that has to be weighed by the Council each time, which is what we think the Council intended. With the addition of this word, the Society would support the policy.	Whilst acknowledging that much development is capable of housing some impact on local biodiversity, the inclusion of the word 'unacceptable' could create a situation whereby those advocating development proposal may seek to justify or define acceptable levels of risk to local biodiversity. In doing harm to local biodiversity could be inadvertently promote through the Core Strategy. No change is recommended.
Fisher German LLP	Policy CS14 Promoting recreational access to open spaces and the countryside	Support policy CS14 in the context of 'The Willows' Gateway sites. The Gateways attracts annually visitors and is a major facility within the area. The Willows gateway should be actively encouraged to develop new facilities to cater for growing demand from local visitors.	This is a sensitive issue, but CS 14 allows for the gateway sites to operate on a commercial basis by accommodating the enhancement of visitor facilities. Special status for the willows site such as MDS is not appropriate.

Sport England (East Region)	Policy CS14 Promoting recreational access to open spaces and the countryside	Support the aspirations for, background to, and content of the policy	Noted
Open Spaces Society	Policy CS14 Promoting recreational access to open spaces and the countryside	suggest that the adoption of the government supported concept of the "least restrictive option" for public path structure could usefully be included in CS14.	Support noted, will explore scope to broaden terms of policy
County Hall	Policy CS14 Promoting recreational access to open spaces and the countryside	There could be a more proactive approach here to providing for countryside access and facilities, particularly in respect of supporting the use of Watling Chase Community Forest. Consider deleting 'only' from the final sentence.	
RSPB	Policy CS14 Promoting recreational access to open spaces and the countryside	Support is for this policy and policy CS12 in its assurance to only encourage the enhancement of visitor facilities, where it protects and enhances the natural environment.	Noted
GO- East	Policy CS14 Promoting recreational access to open spaces and the countryside	Emphasises a statement of intent, rather than a clear strategy for enhancements. There could be integration with table 19, as a basis for an ongoing programme. The second half of this policy may be considered a generic DC policy, and the issues seem to be split between sections 5 and 6 of the Core Strategy.	Can examine wording to providing a strategic policy. Greenways have a dual purpose relating to achieving a modal shift and promoting use of the countryside, hence the split between 5 and 7.
Tyffehanger Estate and Bowmans Leisure Ltd	Policy CS14 Promoting recreational access to open spaces and the countryside	support the policy in part but advocate variations to the policy with specific respect to the Willows.	
Atisreal UK Ltd	Policy CS14 Promoting recreational access to open spaces and the countryside	This policy states that it will work to safeguard, enhance and facilitate access to parks, open spaces and to the local countryside, and that measures which secure the provision of safer and more secure car-free access including enhancements and additions to the right of way/ Greenways network, will be actively sought.	Support noted.
Shire Consulting	Policy CS15 Environmental impact of development	PPS22 states that carbon reduction targets should not place undue pressure on developers and that some sites are not suited to such measures, the represented party also feels that many forms of renewable energy production remain unproven.	Concerns noted but it is not considered unduly onerous to require schemes of more than 10 units or 1000 sq m to reduce their carbon footprint. No data is provided to support concerns raised over the validity of some renewable energy forms.
English Nature - Essex Herits & London Team	Policy CS15 Environmental impact of development	Natural England supports this policy because it is a practical approach to achieving sustainable development. It also states that development proposals must accord with Policy CS12.	Noted



Hertsmere Borough Council	Policy CS15 Environmental impact of development	*INTERNAL MEMO* With reference to point ix, it would be more helpful for developers and RSLs if it were specified that all new dwellings reach level 3 of the code for sustainable homes. There would also be implications for building regulations.	This is clarified and referred to in the recently issued draft Affordable Housing SDD.
National Grid Property Holdings Limited	Policy CS15 Environmental impact of development	Policy supported. The appropriate range of measures for government's climate change should be derived on a case by case basis. Important to recognise that embracing the climate agenda will challenge historic notions about urban design as expressed in Policy CS1.	Noted
RSPB	Policy CS15 Environmental impact of development	Support this policy and the provisions made to ensure development proposals minimise their impact on the environment. Also pleased to note that the proposals must demonstrate that they will not conflict with policy CS12.	Noted
KJD Solicitors	Policy CS15 Environmental impact of development	Whilst we support the broad objective of this policy, there is a need for greater clarity. Point (i); should be amended to refer to the Environmental Agency as a consultant only, rather than the sole judge of whether flood prevention measures are acceptable. Point (ii); should be amended to provide a less complicated method of assessing carbon emissions. Point (vii) refers to 'reduced levels of energy consumption' but fails to set a benchmark for measuring the reduction.	I. Disagree. The EA are a statutory consultant on flooding and approvals against their advice required proposal to be referred to the Secretary of State. II. Disagree. It is necessary to have a benchmark for comparing whether a 10% reduction will be achieved. VII. This point can be benchmarked in the same way as Point II above.
The Radlett Society and Green Belt Association	Policy CS15 Environmental impact of development	Supported especially paragraph (iv) light and noise pollution.	Noted
DPP	Policy CS15 Environmental impact of development	An objection to the percentage requirement stated in Point (ii). The percentage should relate to 2010 and increase accordingly with the Government's timetable. In Point (ix) developers should not be expected to exceed the minimum standards as the PPS Planning for Climate Change. There is an allowance for the standards to be raised periodically, but only after successful delivery has been demonstrated.	This % relates to that contained within RSS14 and is considered appropriate. Evidence of the minimum CSH standards is considered a sustainable objective and there may be circumstances where a developer needs to exceed the minimum in order to render a scheme more appropriate.
Barton Willmore Planning Partnership	Policy CS15 Environmental impact of development	The represented party supports the sentiment of this policy, but believes there should be no prescriptive requirements over how the reduction in carbon emissions should be achieved, and that it should be dealt with on a site-by-site basis. An error is also pointed out, as the policy specifies the threshold as 10 new homes, and paragraph 5.35 specifies 50 new homes. The represented party considers the later to be a more appropriate threshold.	A degree of prescriptions is considered necessary in order to enable the Core Strategy to be capable of meeting the requirements of RSS14. The wording of the supporting will be clarified to explain why Policy CS15 seeks 10% offsetting on schemes of 10 units compared to RSS14 requirements of 50 units - namely that there are very few schemes in Hertsmere of 50 units or more.

Thames Water Property Services Ltd	Policy CS15 Environmental impact of development	Thames Water only covers a small part of the Hertsmere area. The use of SUDS will not minimise water consumption. Building properties to the highest specification of the code for sustainable homes will help.	Acknowledge limitations of SUDs and will change 'minimising' to 'reducing'
GO- East	Policy CS15 Environmental impact of development	Good, although may have to be revised once the PPS1 climate supplement is published. Also, criterion 1 does not clearly articulate the sequential test in PPS25. This policy also seems applicable to both sections 5 & 6.	CS15 will be amended to reflect recently published PPS1 climate change supplement. Criterion 1 will be amended to more closely reflect PPS25.
County Hall	Policy CS15 Environmental impact of development	We suggest the deletion and addition of the following in the second sentence. 'Development proposals should take account of the guidance set out in the jointly produced guidance of the Hertfordshire Planning Authorities 'Building Futures' the Hertfordshire Guide to Promoting Sustainability in Development'.	
	Policy CS16 Access to services	Agree in principle. Would however like to see a provision made for single dedicated use for some parts of the third sector e.g. faith groups as well as for mixed use developments.	Noted. Will explore scope for amendment to reflect the needs of the third sector as well.
British Horse Society	Policy CS16 Access to services	Support, no comments	Support noted
PGA Design Consulting	Policy CS16 Access to services	Developing Bushey Hall Golf Course would work well as it would develop land that is well served with educational, transport and road provision. It could also allow for strategic cycle paths and footpaths to improve alternatives to the use of cars in the Bushey area.	Bushey Hall Golf Club is not located within any of the Areas of Search for Green Belts Housing. So its designation for housing/parkland will not be considered by the Council
Hertfordshire Constabulary	Policy CS16 Access to services	Supported	Noted
GO- East	Policy CS16 Access to services	The wording of this policy is very general and it may be considered that a more specific strategic stance could be taken, e.g. through broad locations.	The Council has had difficulties in establishing the need for other service providers but both the Policy and Core Strategy itself will be reviewed to take greater account of the other land use needs of the other service providers.

Hertfordshire Property - Hertfordshire County Council	Policy CS16 Access to services	Consideration of the fact that some secondary and primary schools are situated in the greenbelt, and although some of them have MDS status, it is not helpful to HCC to restrict the expansion of core services. MDS status should be reviewed for all schools in the greenbelt. HCC own some land in the 'strategic gap' and they do not want this designation to affect the development of land in this area that will affect services.	
Sport England (East Region)	Policy CS16 Access to services	Policy CS16 should adopt a more positive tone in respect of protection, enhancement and provision of sport and recreation facilities.	The policy is considered to promote access to services but amendments to the wording will be employed to reflect the concern raised.
Shire Consulting	Policy CS17 Key community facilities	The represented party favour new and improved educational and sports facilities.	Noted
	Policy CS17 Key community facilities	More emphasis should be put on protecting D1(h) uses for the community, and any change use should be resisted. Also, when new development is secured there should be an obligation on the developer to provide sites for D1.	The wording will be amended to reflect more clearly Para 6.6 which seeks also ensuring a site is surplus or could not be used by another community facility.
Potters Bar Society	Policy CS17 Key community facilities	Paragraph two of CS17 conflicts with table 3 where a need for more housing in Potters Bar is identified. With a lack of suitable sites for a nursing house, conversion seems to be the only option.	The policy does not seek to preclude the development or conversion of properties to provide new nursing homes. Paragraph 6.7 clarifies that purpose built facilities, however, can provide the location.
	Policy CS17 Key community facilities	More emphasis should be put on protecting D1(h) uses for the community, and any change of use should be resisted. Also, when new development is secured, there should be an obligation on the developer to provide sites for D1 (h) uses.	
DPP	Policy CS17 Key community facilities	The word 'genuinely' on the fourth line should be deleted as it is considered unnecessary. It would have to be demonstrated that the use is surplus through appropriate assessment. The policy does not take into account that existing facilities on the site could be provided elsewhere within the borough or the adjoining borough. It also fails to consider that the use may no longer be suitable given a	Accept the point raised and will amend wording to read 'surplus to the need of the community'.
Mr Glover	Policy CS17 Key community facilities	Would like to see a proposal for a new secondary school in Radlett to support the proposed levels of residential development: e.g. Watford Road, opp. Fairfield School or the land between Newberries School and Shenley Hill. The latter site would be good for both Radlett and Shenley as it is close to both.	This is matter for HCC although discussions have been held to establish if and when further education facilities are needed.

Development Planning Partnership	Policy CS17 Key community facilities	The policy does not take into account that the existing facilities on the site could be provided elsewhere within the borough. Nor does it consider that the use may no longer be suitable given a change in type of service provided.	Both policy CS17 and paragraph 6.6 provide scope for alternative facilities in an appropriate location. Accept the point raised and will amend wording to read 'surplus to the need of the community'.
George Wimpey North Thames	Policy CS17 Key community facilities	The policy does not take into account that the existing facilities on the site could be provided elsewhere in the borough or adjoining borough.	Both policy CS17 and paragraph 6.6 provide scope for alternative facilities in an appropriate location. Accept the point raised and will amend wording to read 'surplus to the need of the community'.
	Policy CS17 Key community facilities	Request that the Council resists from changing places of worship to other uses. What plans does the Council have for reserving sites for places of worship in new development areas?	
Dalton Warner Davis	Policy CS17 Key community facilities	Object to the omission of cemeteries from the list of key facilities listed in paragraph 6.4, as land for such use is in limited supply.	Not considered necessary to add cemeteries. The list in 6.4 is not intended to be exhaustive and this will be made clear in an amendment to the text.
Hertfordshire Property - Hertfordshire County Council	Policy CS17 Key community facilities	To reconsider the term 'displacement' of community facilities, as that presumes the facility will be provided elsewhere. Also the term 'satisfactory to all of its users', where is would make it too easy for anyone to object to a proposal.	The word 'required' will be inserted after the end of the 4th line to make it clear that replacement facilities will not always be needed. Do not consider that the wording of the policy makes it too easy for anyone to object to a proposal.
Hertfordshire Constabulary	Policy CS17 Key community facilities	Supported	Noted
The Radlett Society and Green Belt Association	Policy CS17 Key community facilities	Supported	Noted
GO-East	Policy CS17 Key community facilities	Good, although may have to be revised once the PPS1 climate change supplement is published. Also, criterion 1 does not clearly articulate the sequential test in PPS25. This policy also seems applicable to both sections 5 and 6.	Support noted
DPP	Policy CS18 Securing mixed use development	This policy needs to be clarified as if the site is already in or adjoining an area with good services and facilities, then further on site provision may not be necessary. It is suggested that the Council should provide a formal needs assessment to ascertain additional services and facilities.	P(1) of the policy enables the availability of local services/facilities to be assessed. The need for conditional services will be in part determined by the Council and other statutory bodies, although this may not change formal needs assessment.

Hertfordshire Constabulary	Policy CS18 Securing mixed use development	Supported	Noted
GO- East	Policy CS18 Securing mixed use development	It might be appropriate to provide an indication of the proactive steps that will be taken to 'seek such development'.	Not considered necessary to include the proactive steps within the wording of the policy.
Hertfordshire Property - Hertfordshire County Council	Policy CS18 Securing mixed use development	On the provision of schools spaces and on other services, the impact on existing services and the burden on them at the moment need to be considered and included when thinking about mixed-use development.	Point (i) is considered to reflect this concern.
Barton Willmore Planning Partnership	Policy CS19 Standard charge and other planning obligations	A standard charge for developments of less than 15 units may make some developments unviable.	A standard charge should provide certainty for developers when valuing land. The Council considers that the cumulative impact of development of sites of less than 15 units still needs to be addressed (standard through a S106 charge). However any standard charge will be proportionate to the size and numbers of units.
Sport England (East Region)	Policy CS19 Standard charge and other planning obligations	The policy is very welcomed	Noted
Hertfordshire Constabulary	Policy CS19 Standard charge and other planning obligations	As currently worded, Policy CS19 may inadvertently result in medium size schemes escaping having to provide a contribution in kind. In view of the above, criterion (ii) of the policy could be reworded to read - 'the use of individually negotiated planning obligations and/or a standard charge for each new home (as per (f) above) under Section 106 of the Town and Country Planning Act, on sites of 15 or more units (gross).	Not clear what is meant in the response but the policy is not considered to provide any scope for medium size scheme to avoid making a S106 contribution.
Hertfordshire Property - Hertfordshire County Council	Policy CS19 Standard charge and other planning obligations	The word 'Council' appears to need to be removed from part (f).	Noted. The word will be removed.
Potters Bar Society	Policy CS19 Standard charge and other planning obligations	Agree.	Noted
GO- East	Policy CS19 Standard charge and other planning obligations	Circular 05/2005 already outlines what this policy states, check that it is compliant with the circular and that there is an evidence base for it.	The circulars do not go into detail on when a standard charge will be needed/ required. The evidence base is set out in the Council's procedural note. Paragraph 6.11 emphasises the need for a future standard charge to be compliant with circulars 05/05.
Home Builders Federation	Policy CS19 Standard charge and other planning obligations	A standard charge for the approval of each home, regardless of actual impact, would be contrary to Circular 5/50 and the test of reasonableness.	

RPS Planning (on behalf of Fairview New Homes Ltd)	Policy CS19 Standard charge and other planning obligations	Object to the Council requesting specific contributions from proposed residential development of 15 units or less.	The cumulative impact of smaller schemes needs to be addressed by the Council, given the number of small windfall sites in the Borough.
The Radlett Society and Green Belt Association	Policy CS19 Standard charge and other planning obligations	Supported	Noted
The Theatres Trust	Policy CS19 Standard charge and other planning obligations	'Community facilities' have not been incorporated within Policy CS19 although references to this policy are made within Policies CS 16 and 17.	Noted. The policy will be amended to include the term 'key community facilities'
National Grid Property Holdings Limited	Policy CS19 Standard charge and other planning obligations	Have no difficulty of a "tariff" provided the figures are based upon robust and up to date assessment of need. If devised and applied fairly, a "standard charge approach" could increase certainty for developers and the Council.	Support welcome
RAID Residents Against Inappropriate Development	Policy CS19 Standard charge and other planning obligations	Greenways should not be used as a trade-off for inappropriate Green Belt development.	Noted. The Core Strategy does not advocate this.
Atisreal UK Ltd	Policy CS19 Standard charge and other planning obligations	It is considered that standards and other planning obligations should only be sought on sites where it can be proved that the proposed development would put a strain on the existing services and infrastructure. It is considered inappropriate for individual developments to meet the wider needs of the Borough if the tests relating to relevance and necessity within Circular 05/05 of that specific development have not been met. Planning obligations should comply with the emerging Planning Obligations Guidance toolkit for Hertfordshire and this should be mentioned in the Policy.	Paragraph 6.11 emphasises that any standard charges could have to be within the parameters of the Circular 05/05. Reference will be made to the emerging HCC toolkit.
GO- East	Policy CS20 Physically accessible buildings	No objection, although possible exceptions in para.6.16 should be included in the policy wording.	The exceptions are considered too detailed to go into the terms of the policy.
Home Builders Federation	Policy CS20 Physically accessible buildings	The lifetime home standard has no status as far as town and country planning legislation is concerned. PPS12: Local Development Frameworks states in paragraph 1.8 that "planning policies should not replicate, cut across or detrimentally affect matters within the scope of other legislative requirements". Whilst it may be appropriate for planning authorities to negotiate with developers for a proportion of dwellings to be built to lifetime home stands, it is considered excessive and unwarranted to require all new to be built to such standards.	

GO- East	Policy CS21 Development and accessibility to services and employment	No objection other than the reference to Local Plan policies.	The Local Plan is currently saved in many parts, so it is considered prudent and appropriate to refer to the Local Plan for the foreseeable future.
Barton Willmore Planning Partnership	Policy CS21 Development and accessibility to services and employment	This policy is inconsistent with the Key Diagram because a large new housing development in the Green Belt would be a major trip generator, and also fall outside of the proposed Transport Development areas. The represented party suggests that a Green Belt review is conducted to identify smaller, less intensive trip-generating sites. (Considered unsound under PPS 12, test vi.)	The Policy is concerned with major trip generating services and employment development and so neither the policy nor the Key Diagram TDAs are concerned with the location of new housing. For the reason set out in Paragraph 2.5 to 2.12, a green belt review in Bushey is not advocated.
The Radlett Society and Green Belt Association	Policy CS21 Development and accessibility to services and employment	Supported, however more emphasis on safe cycle and pedestrian routes is needed in Radlett.	This is covered by Policy CS23
Aldenham Parish Council	Policy CS21 Development and accessibility to services and employment	Support the policy in principle. However, the retention of the Green Belt is of such importance especially to the Parish of Aldenham, that it warrants a separate policy in its own right.	This is covered in Policy CS12. There is not considered to be a need for a separate Policy for Green Belt in order to ensure it remains protected.
Open Spaces Society	Policy CS21 Development and accessibility to services and employment	Prefer the more inclusive "non-motorised"	Noted. Changes has been made
British Horse Society	Policy CS21 Development and accessibility to services and employment	(iv) We request the words "pedestrian and cycle routes" be replaced with "routes for the non-motorised". This policy should be helping provide routes for people in wheelchairs (who are not pedestrians as they sit in a non-motorised vehicle) and in some places horses. The more generic term 'non-motorised' encompasses everyone not in a motor vehicle - which is then consistent with other aims in the Plan. (iii) Again, vehicular and pedestrian safety means "the safety of everyone except horses" - we do not believe the Council means to single out house riders as people who do not need to have their safety considered, and so propose the words "vehicular, pedestrian and equestrian safety" instead. [The Common Law identifies three types of user of highways: pedestrian, equestrian and vehicular. More information can be provided on request.]	The changes sought are considered to be prudent and the policy wording will be amended accordingly.
County Hall	Policy CS21 Development and accessibility to services and employment	Supported	

Ms Vine	Policy CS21 Development and accessibility to services and employment	Needs to consider equestrians along with vehicular and pedestrian safety and should change the phrase 'pedestrian and cycle routes' to 'routes for the non-motorised', so as not to exclude the needs to wheel-chair users and equestrians.	Agree. Wording of (vi) will be changed to 'non-motorised routes'
Shire Consulting	Policy CS22 Accessibility and parking	This policy should make note that some developments rely on access by car because of their historic location, and that parking should be provided at any new development that takes place in connection with these sites.	Policy CS22 refers to the Parking SPD which contains Accessibility Zones and therefore enables more remote sites to have higher levels of parking.
English Nature - Essex Herts & London Team	Policy CS22 Accessibility and parking	We strongly support Councils initiative to promote the development of a Greenways network.	Noted
Barton Willmore Planning Partnership	Policy CS22 Accessibility and parking	The flexible approach proposed is considered acceptable.	Noted
GO- East	Policy CS22 Accessibility and parking	Relationship of this policy with para.7.10 and table 18. Also, how policy CS23 follows it. The policy also does not respond to PPS3 in terms of car parking and a designed approach.	The standard parameters in Table 18 are only indicative and maximum. There is scope for reduced parking in line with the car ownership data in the Borough. The Council's new parking SPD will provide additional data on a design led
Shenley Parish Council	Policy CS23 Promoting alternatives to the car	Urge the Council to press for more frequent peak-time transport, as well as improving and providing more footpaths between Shenley, Radlett and Borehamwood.	Noted. Beyond the scope of this document to directly enable increased public transport, notwithstanding role of S106. Footpaths between Shenley, Radlett and Borehamwood are all sought through the Greenways Strategy as promoted through this policy and supporting paragraphs.
Ms Vine	Policy CS23 Promoting alternatives to the car	The general sentiment of the policy is supported, however it is felt that a provision should be added to ensure that new routes are provided for equestrians when trip-generating developments create traffic which pushes them off of the road.	The word 'existing' will be added to Point (iv) to provide additional protection for existing routes.



Amesbury Development Ltd	Policy CS23 Promoting alternatives to the car	The policy should make an explicit reference to 'Park and Ride' as an alternative to car journeys. The represented party feels that the land off the A41 at Elton Way near Otterspool could accommodate one. (Considered unsound under PPS 12.)	Policy CS23 refers to a wide range of measures and improved transport facilities and it is considered necessary to match specific reference within the terms of the policy. The merit of this individual site could be considered in the site allocation DPD. Ahead of this reviewing the SW Herts Transport Strategy it is considered premature to specifically advocate. However, the supporting text will make greater reference to this review and the possible need to review the core Strategy pending the outcome of the SW Herts Strategy.
GO- East	Policy CS23 Promoting alternatives to the car	It is suggested that the actual measures the council will take for implementing alternatives to the car.	We will be more clear by reviewing the policy and the supporting text.
Shire Consulting	Policy CS23 Promoting alternatives to the car	This policy should make note that some developments rely on access by car because of their historic location, and that parking should be provided at any new development that takes place in connection with these sites.	Policy CS22 refers to the Parking SPD which contains Accessibility Zones and therefore enables more remote sites to have higher levels of parking.
The Radlett Society and Green Belt Association	Policy CS23 Promoting alternatives to the car	Better access to platforms at Radlett railway station and sufficient train coaches to help reduce the serious peak-time overcrowding currently experienced. Travel to school policy should discourage use of private cars by means of safe walking and cycling routes.	Policy CS21 promotes (school) travel plans. The extension of platforms at Radlett Station, increased number of platforms is the responsibility of Network Rail train operating company.
English Nature - Essex Herts & London Team	Policy CS23 Promoting alternatives to the car	Natural England support this policy and particular point (iii) relating to the development and improvement of non-motorised links within the and between the urban and rural areas which will encourage walking, cycling and riding opportunities.	Noted
British Horse Society	Policy CS23 Promoting alternatives to the car	Support as far as it goes, but there sed to be a policy (M7A) which would prevent development that would change the character of rural roads used by riders to get from one bridleway to another, and this should be Look forward to additional buses running to the area around Dame Alice Owen's School, and importantly safe cycle routes.	Policy M7 remains in use (ie, saved in the local plan) and this will be the case until the Development Control Policies DPD is prepared and adopted, when detailed (non-strategic) policies such as this can be reviewed.
Dame Alice Owen's School	Policy CS23 Promoting alternatives to the car	Look forward to additional buses running to the area around Dame Alice Owen's School, and importantly safe cycle routes.	Beyond the scope of this document to directly enable increased public transport notwithstanding the role of S106. Cycle route provision is covered through this policy

Zog Ltd	Policy CS23 Promoting alternatives to the car	Objection to this policy because it may not always be practical to promote sustainable forms of transport, particularly to rural housing developments.	This would be developed in the greenbelt. The accessibility zones and SPD parking standards reflect the need to allow for the car in rural areas.
Open Spaces Society	Policy CS23 Promoting alternatives to the car	Support this policy.	Noted
The Theatres Trust	Policy CS24 Town centre strategy	Policy CS 24 and 25 could be combined into one. Town centers should provide a range of functions further than just shops and retailing. Thus entertaining visitors, residents and local businesses.	CS25 does comment on other town centre uses. Could change the wording to include 'art venues'
County Hall	Policy CS24 Town centre strategy	Supported	
GO- East	Policy CS24 Town centre strategy	An evidence base should back up why it was concluded that little additional retail floor space is required.	We will specifically state why we do not need any more retail in supporting text.
GO- East	Policy CS25 Strengthening town centres	The wording should be clear that any changes to floor space as a result of redevelopment, should not lead to a change in the totals set out in table 20. Monitoring and implementation framework – the targets read more like objectives, and not as something that can be measured in the future. Could link annual monitoring report with core policies.	In the absence of the retail study, of which there is no need it is upon the developer to demonstrate a need. We have stated this in 8.4 but will clarify it further. We will review this table to include relevant indicators.
Hertfordshire Constabulary	Policy CS27 Safe and attractive evening economy	Supported	Noted
The Radlett Society and Green Belt Association	Policy CS27: Safe and attractive evening economy	We would prefer to see the money spent on more effective police patrols, as this is a much better way of prevent anti-social behaviour than CCTV. Also 'improving lighting' may make increased energy demands.	Section 106 monies cannot be used for police patrols, CCTV is within our powers to ask for money from developers. This is a County Constabulary area who supports this policy
British Horse Society	Table 1. Key Documents to be prepared as part of the Hertsmere LDF	Para 7.24 of the draft plan says that an updated Supplementary Planning Document will be written to incorporate what is currently in the Watling Chase Greenways Strategy. This should be recorded as an additional line in the Table. The rest of the Table is supported.	It is intended to be produce an updated SPD but as this is not contained within the Council's local Development Scheme, it cannot be realistically included in Table 1.
Hertfordshire Constabulary	Table 1. Key Documents to be prepared as part of the Hertsmere LDF	Supported	Support noted.

GO- East	Table 10. Anticipated Housebuilding Capacity in Hertsmere	(also table 11) identifies that 11 ha of green belt will have to be considered for housing, but it is still under the required amount for housing. An evidence base is required to justify that this approach is appropriate.	The Urban Capacity Study provides the basis for the estimated brownfield shortfall of 11 hectares. The RSS does not itself advocate any great Green Belt review in Hertsmere.
Home Builders Federation	Table 11. Projected Distribution of housing capacity in Hertsmere 2001-2021	This table falls below the PPS3 requirements in terms of identification of housing supply component. Land availability assessments will need to identify a sufficient pool of sites that can be called upon in order to deliver at least the Council's minimum housing requirements of 5000 dwellings. Given the scale of housing need, there is recognition that rigid and inflexible green belt restrictions are no longer sustainable.	it is not clear how Table 11 does not meet PPS3 requirements but its derivation was through the Urban Capacity Study which made a reasonable allowance for windfall sites whilst concluding that there was a shortfall of developable land outside of the Green Belt. The Council's study is considered to represent a robust estimate of capacity and its methodology contained a number of key similarities with SHLAAs.
Scott Wilson	Table 11. Projected Distribution of housing capacity in Hertsmere 2001-2021	Scott Wilson seeks the identification of an additional 130 dwellings for Borehamwood in Table 11. Land at Croxdale Road currently occupied by Old Haberdashers Association (OHA) should be identified as having capacity for the provision of open space and residential development, subject to the satisfactory relocation of OHA to another site.	This is a matter for the Site Allocation DPD. However sites currently designated as Urban Open Land were excluded from the Urban Capacity Study undertaken in accordance with the government guidance in place at the time.
CGMS	Table 11. Projected Distribution of housing capacity in Hertsmere 2001-2021	Concerns over the calculations for housing capacity and the reliance on windfall sites.	in an urban fringe Green Belt borough such as Hertsmere, much new development continues to come forward from windfall opportunities. Much of this is in the form suburban infill and intensification particularly where existing dwellings are redeveloped at a greater density for housing.
Drivers Jonas on behalf of Cemex UK Materials Limited	Table 11. Projected Distribution of housing capacity in Hertsmere 2001-2021	In support of 15% of growth to occur in Radlett, especially through windfall sites.	Support noted
British Heart Foundation	Table 14. New Wildlife Sites ratified in Hertsmere 2003 - 2005	Would like to see east top part of Woodcock Hill given village green status, like other areas of Woodcock Hill. Also, since the allotments by South Medburn farm have been given wildlife status, allotments at Melrose Avenue, Borehamwood should be too, as parts of it have already gone for housing	Village Green status is a separate issue. Would be included in 5.5 if designated as Village Green. Will come back to it on wildlife status.
English Nature - Essex Herts & London Team	Table 16. Items to be incorporated into a future Section 106 standard charge for Hertsmere	We welcome the inclusion of provision for recreation and leisure of the Watling Chase Community Forest.	Noted

Hertfordshire Property - Hertfordshire County Council	Table 16. Items to be incorporated into a future Section 106 standard charge for Hertsmere	'fire hydrants' should be changed to 'fire and rescue facilities' even though a charge is sought for this. Adult car services should also be added as charges could be used to fund day care services.	The size of the schemes covered by a standard charge are unlikely to justify (in terms of Circular 05/05 compliance) fire and rescue facilities. It could be difficult to justify very discreet areas of statutory service provision such as day care services through a standard S106 charges. Individually negotiated S106 on sheltered and retirement housing may, however, be possible.
County Hall	Table 16. Items to be incorporated into a future Section 106 standard charge for Hertsmere	Supported	
Open Spaces Society	Table 16. Items to be incorporated into a future Section 106 standard charge for Hertsmere	Rights of way should be included in the table.	Rights of way will be added to the Table
British Horse Society	Table 16. Items to be incorporated into a future Section 106 standard charge for Hertsmere	This is a good table. Recommend adding in second line of the Table, the addition of "town and village greens" in the brackets following 'recreation and leisure'	Towns and Village Greens cannot be provided/secured through S106 and are covered under separate legislation
Oaklands College	Table 16. Items to be incorporated into a future Section 106 standard charge for Hertsmere	We would wish to see the inclusion of "Further Education" as a potential item under "Education, Housing and Community" because of its important role in the provision of education and training.	Noted. Further Education will be added to the Table.
GO- East	Table 18. Indicative parameters for Car Parking Standards SPD (residential standards)	It is felt that 1.5 spaces is questionable for 1 bedroom dwellings, justification is needed or a revision of the table.	The standards are maximum and the Council's SPD includes accessibility Zones which provide considerable scope for discounts.
Hertsmere Borough Council	Table 19. Key Greenways developed from 1999-2006	*INTERNAL MEMO* Corrections in table -- Hertsmere park route: Allum Lane Spinney and Parkfields are in Eistree (not Borehamwood)	
Potters Bar Society	Table 20. Town Centre Floorspace in Hertsmere, 2007 (in sq m)	The figures for pubs are wrong.	Noted. Will be changed
GO- East	Table 20. Town Centre Floorspace in Hertsmere, 2007 (in sq m)	Should link directly to policy CS20	Support noted
English Nature - Essex Herts & London Team	Table 21 Monitoring Framework	The proposed monitoring framework in Table 21 requires some editing to enable it report adequately on changes to resources. Relevant indicators must be identified as it has been done in the sustainability appraisal framework.	We will review this Table

Home Builders Federation	Table 21 Monitoring Framework	Some of the indicators do not appear to have any direct relationship to the Spatial policies themselves.	
Hertsmere Borough Council	Table 3. Spatial implications of other plans, strategies and programmes	<p>'Keep Smiling'. There seems to be quite a few outcomes missing from the Community Strategy – the ones listed in the LDF are only from 'Creating an even safer community for all' actions but it misses out the last action: Facilitating the development of a Borough-wide children and young people's plan to improve services.</p> <p>Actions missing include:</p> <p>Sustain improvements in the quality of Hertsmere's environment:</p> <ul style="list-style-type: none"> <li>- Developing a borough-wide parks strategy and implementing key actions such as more Green Flag Awards for parks.</li> <li>- Establish a three-year pitch enhancement programme for the Borough's sports pitches.</li> <li>- Establish a three-year program to refurbish sports pavilions in Hertsmere's parks.</li> <li>- Hertsmere Leisure to implement its environment and energy policies to reduce overall energy consumption in Hertsmere's leisure facilities.</li> <li>- Implementing the Watling Chase Greenways Strategy.</li> </ul> <p>Continue to promote healthy living, leisure and cultural opportunities:</p> <p>Which mentions expanding existing schemes such as 50+, Children's Centres, after-school play provision, holiday schemes, Herts Youth Games, public art trail.</p> <p>Encourage economic prosperity and lifelong learning:</p> <p>Renovating the Bushey Rose Garden, long-term future of Eistree Film Studios, Heritage Forum, new community theatre, new multi-use community facility in Borehamwood</p> <p>Would it be easier to list the actions or outcomes from Keep Smiling? Further details can be found on pages 21-24 of Keep Smiling.</p>	<p>Noted and changes will be made to text to more reflect the development of a children and young people's plan although this will need to be limited to those elements which have a land-use dimension.</p>
Oaklands College	Table 3. Spatial implications of other plans, strategies and programmes	<p>We support the importance of the HCC Children and Young People's Plan 2006-09 and the EEDA Plan for Borehamwood in reducing the numbers of those Not Engaged in Education or Training (NEETs)</p>	<p>Support noted.</p>

County Hall	Table 3. Spatial implications of other plans, strategies and programmes	This table should make reference to the Hertfordshire Economic Development Strategy which brings 8 regional economic goals down to the local level. The County Council supports the use of such a table that states and emphasises the implications and linkages of the LDF to other plans, strategies and programmes.	Noted. Table 3 will be updated accordingly.
PGA Design Consulting	Table 4. Summary of responses received to LDF issues and Options consultation, February to April 2006	Table 4 is in conflict with paragraphs 2.15 and 2.22, as it proposes the use of surplus employment land for housing and the aforementioned paragraphs state that no new employment land will be required and that the Council needs to accommodate the growing economy respectively.	It is not clear where the conflict lies as no identified need for new employment land suggest that some individual sites could become surplus during the plan period.
Caldecote Farm (Elstree) Limited	Table 4. Summary of responses received to LDF issues and Options consultation, February to April 2006	Table 2 seems reasonable.	Noted
Hertsmere Borough Council	Table 4. Summary of responses received to LDF issues and Options consultation, February to April 2006	No mention of impact on parks and open spaces and leisure facilities / S106. The Council needs to develop a better system to identify local need. Should this be mentioned as a key issue?	Officers are finalising the PFG17 open spaces study, in consultation with Parks. When completed this will inform the submission Core Strategy and the points which have been raised can be more easily reflected within the document.
Phillips Planning services Ltd	Table 5. LDF Core Strategy Spatial Vision	Supported in principle particularly the objective to meet housing needs and the recognition of Radlett as one of the four 'key settlements' within the borough.	Support noted.
English Nature - Essex Herts & London Team	Table 5. LDF Core Strategy Spatial Vision	The policy is sustainable and addresses the principles of sustainable development. It also maps out how they can be applied in the Borough. However there should be a stimulating vision for the environment rather than a focus on attractiveness as stated in the policy. It is hoped that it will also be ecologically rich and accessible. Reference and emphasis must be made in the bullet points about how this will be addressed.	The text will be amended to incorporate a greater emphasis on biodiversity.

GO- East	Table 5. LDF Core Strategy Spatial Vision	<p>'Recognising the distinct development needs of the four key settlements...' it does not state what these are, whilst stating that it 'will' happen. Possibly say what has happened and what will have changed by 2021. PPS3 states that the plan period should be for 15 years after it is adopted... up to 2021 does not allow for this. 'Providing a planning framework for...' suggests a likely scenario, rather than painting a picture of what will have happened by 2021, as a result of economic, environmental and social changes. This means that in the future, it can be used as a measurement or 'situation transformed'.</p>	<p>Noted. The spatial vision will be amended to reflect the concerns raised.</p>
Phillips Planning services Ltd	Table 5. LDF Core Strategy Spatial Vision	<p>The spatial vision needs to be revised to refer to 2026 rather than 2021.</p>	<p>Clearly there is a discrepancy between the RSS timescale and National policy guidance. Although reference is made in the Core Strategy to housing supply being accommodated post 2021 at the same annual rate as pre-2021, the Core Strategy and relevant housing policies will be amended to more clearly state the need for housing provision in the Borough for 15 years / to around 2024, in line with PPS3. However, it is not considered appropriate to allocate individual sites</p>
Environment Agency	Table 6. LDF Core Strategy Objectives	<p>There are two issues being addressed in one objective therefore it should be split. One objective should be aimed 'to reduce fluvial and other forms of flood risk and address the impact of climate change.' The second objective should aim to 'take advantage/ or use water and other natural resources responsibly.'</p>	<p>To keep the number of objectives to a sensible level, it has been necessary to combine broadly related themes into a single objective. However, the wording of paragraph 2.3 will be revised to reflect that this approach has been taken.</p>
Hertsmere Borough Council	Table 6. LDF Core Strategy Objectives	<p>With reference to point 5, the response to the Climate Change Agenda should be split into the two aspects of mitigation and adaptation.</p>	<p>Noted. The wording of the objective will be revised.</p>
Environment Agency	Table 6. LDF Core Strategy Objectives	<p>We support this objective although we thought the reference to the environment was too broad and should be changed to 'water, soil and air.'</p>	<p>Support noted. The objective will be revised to reflect the different components of pollution.</p>
c/o Fountain	Table 6. LDF Core Strategy Objectives	<p>Object to table 6 and in particular the omission of an objective that seeks to protect Greenfield sites, open spaces and the Green Belt from inappropriate development.</p>	<p>Noted. Objective 2 will need to be reviewed in the light of comments raised and revised where considered appropriate.</p>

Woodland Trust	Table 6. LDF Core Strategy Objectives	<p>Objective 5: 'To address issues arising from climate change and flooding and to take advantage of water and other natural resources responsibly' We would like to see this objective strengthened and reworded to provide greater clarity. The objective needs to explicitly state that it will address the need to mitigate and adapt to climate and we would suggest that the issue of resource use should be dealt with in a separate objective that incorporates the concept of environmental limits as outlined in the UK Sustainable Development Strategy 'Securing the future' (Defra, 2005). Thus the two objectives would read: • 'To address the urgent need to mitigate the effects climate change and devise strategies for adaptation to climate change' • 'To ensure the sustainable use of natural resources respecting the borough's environmental limits' Further information in support of objective 5: Open green space such as woodland can make a significant contribution towards mitigating the effects of climate change: woodland's role as a carbon sink for CO2 emissions is well known and it can also help absorb air pollution and improve water quality. In addition woodland can assist in control of flood run-off from</p>	<p>There has to be a limit on the number of objectives to ensure that the Core Strategy remains a manageable document. Objective 5 is considered to cover the point raised in the representation and has tested through the Sustainability Appraisal. In respect of the Objective 5, it is not considered necessary to list all types of natural resources and so no change is necessary in that respect. Paragraph 6.4 is being amended to include Woodland with Key Community facilities.</p>
Phillips Planning services Ltd	Table 6. LDF Core Strategy Objectives	<p>Objective No.3 should be re-worded to take into account the government's strategic housing policy.</p>	<p>The objectives is already considered to capture what the government's housing requirements</p>
Environment Agency	Table 6. LDF Core Strategy Objectives	<p>We support this objective as it endorses the principles of Planning Policy Statement 9 (PPS9).</p>	<p>Support noted.</p>
Oaklands College	Table 6. LDF Core Strategy Objectives	<p>Greater prominence needs to be given to importance of education development, especially as appropriate accommodation and access to education and training facilities are key to developing the "local skills" identified in 10</p>	<p>Noted. The relevant objective will be reviewed in the light of this comment.</p>
GO - East	Table 6. LDF Core Strategy Objectives	<p>Little change from the previous draft, where mainly editorial changes has been made, rather than anything more substantial. If changes to the Vision Statements were adjusted, then the objectives would have to be altered as well. Objectives should be more specific to the distinctiveness of the borough and it should be questioned whether the numbered 15 objectives relate to the key strategic issues appropriate to be addressed in a core strategy, relating specifically to Hertsmeire. Some objectives are too general and are already covered by national policy, e.g. to protect the greenbelt (also pt.23), all policies should be assessed as to whether they are repeating national policy and necessary.</p>	<p>Noted. The objectives will be made more Hertsmeire specific, where possible.</p>



Phillips Planning services Ltd	Table 6. LDF Core Strategy Objectives	The term brownfield sites should be replaced by 'previously used urban land' in accordance with PPS3 and annex B.	A definition will be added to the glossary and acronyms.
Open Spaces Society	Table 6. LDF Core Strategy Objectives	Wish to see more support for the Green Belt stated.	The completed Urban Capacity Study points to a need to release a limited amount of green belt land if brownfield sites do not come forward in the towns. However, safeguards are proposed to ensure that Green Belt sites are not required to be released unless brownfield windfall sites to do not come forward by the latter part of the Plan period.
Hertsmere Borough Council	Table 6. LDF Core Strategy Objectives	Are you looking for more innovative sustainability in new buildings such as solar panels and green roofs in Objective 5? Objective 6 should state "such as parks and open spaces"	The points raised are considered to be detailed to incorporate into the overall objectives for the Core Strategy.
English Nature - Essex Herts & London Team	Table 6. LDF Core Strategy Objectives	There is particular support for Objectives 7, 13, 15. Maintenance and enhancement of landscape character must however be addressed in the objectives.	The wording of objectives 13 and / or 15 will be revised to reflect concerns raised about landscape character.
Oaklands College	Table 7. Spatial objectives by settlement	We would like to see reference to the importance of the development of education and training recognised as a spatial objective as Table 3 identifies both HCC's School Organization Plan 2003-08, Children and Young People's Plan 2006-09 and EEDA's Plan-all of which have major implications for the delivery of education and training opportunities in the Borough.	Noted. The table will be amended in the light of the representation made.
Environment Agency	Table 7. Spatial objectives by settlement	There are no spatial objectives for these settlement areas that address the natural environment. The SFRA will provide more detailed information about flood risk areas in each of the settlements. These will be locally relevant and specific.	The findings of the SFRA will be incorporated into the Core Strategy when the study is finalised.
GO- East	Table 7. Spatial objectives by settlement	It is helpful to see the objectives broken down into site-specific spatial objectives.	Support noted.
County Hall	Table 7. Spatial objectives by settlement	Borehamwood, Point 6, well supported and will be developed by HCC in conjunction with the Train Operating Companies and Network Rail. Point 7, should add "... and deliver transport measures in the Borehamwood and Elstree Urban Transport Plan. - Potters Bar Point 2, currently under development for implementation so it may be out of date when the Core Strategy is submitted. - Radlett Point 1, should include "...in particular with buses'.	The points raised are valid and will be considered as part of modifications to be made to the spatial objectives by settlement.

Phillips Planning services Ltd	Table 7. Spatial objectives by settlement	Given that Radlett is identified as one of the four main settlements within the borough, why is it the only settlement which does not include the objective "manage housing availability and affordability"	Affordable Housing will be sought on new housing sites which emerge in Radlett. However, Radlett is not a Strategic Housing Location and so it is not considered appropriate to include the management of housing availability and affordability as an objective, given the limited amount of housing land which comes forward in the town.
Phillips Planning services Ltd	Table 7. Spatial objectives by settlement	It is unclear how the spatial objectives for each settlement were derived.	They were derived from a variety of sources including the issues scoping, Issues and Options consultation and various technical studies, as indicated in paragraph 2.4
Hertsmere Borough Council	Table 7. Spatial objectives by settlement	Borehamwood: Lack of sense of place, vernacular, local identity. This could be linked in with the Elstree Way Corridor. - Bushey: - No mention of conserving local heritage and conservation areas - Mentions the need for more play areas -- where has this come from? Is it from a previous Open Space Study? - Address anti-social behaviour issues. I believe Paul Nanji has mentioned that there are a number of crime hot spots. Radlett: Anti-social behaviour (issues at Phillimore Recreation Ground), more things for young people Shenley -- character of the village? Elstree -- nothing specific has been mentioned. What about congestion problems? Conserving the character of the village?	The points raised are valid and will be considered as part of modifications to be made to the spatial objectives by settlement.
Open Spaces Society	Table 7. Spatial objectives by settlement	The use of Cycling and pedestrian links should be replaced by "non-motorised" as used elsewhere in the document.	Noted. The text will be revised accordingly.
Barton Willmore Planning Partnership	Table 9 Housing Trajectory	The represented party considers that the development of surplus employment land for housing is not a sustainable position, and that it would be preferable to develop in the Green Belt.	The Preferred Options propose the retention of almost all of the Borough's existing strategic employment allocation, with the exception of the release of up to 4 ha in the Elstree Way Employment Area. However, the identification of new local significant employment sites is expected to offset this by providing a protected supply of smaller employment sites across the Borough, including in Borehamwood

Home Builders Federation	Table 9 Housing Trajectory	<p>No reference is made to an assessment that informed the housing evidence base. There should be evidence of an assessment methodology and this should be discussed with key stakeholders. It is wrong to suggest that windfall figures should be included in the overall housing supply figures. The PPS3 makes it clear that such figures must not be included for at least a period of 10 from the plans eventual adoption date.</p>	<p>The methodology for the Urban Capacity Study is set out in the report itself and was subject of consultation with the Home Builders Federation and the Council for the Protection of Rural England. The Council is not solely relying on windfall as shown through the Urban Capacity Study; however, historic rates of windfall development, including small sites developed in residential areas (e.g. older houses replaced by blocks of flats at a greater density), are expected to continue. Failing to take account of this would require the Council to allocate more GB land place a perverse emphasis on developers to prioritise greenfield sites ahead of brownfield land.</p>
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Hertsmere Borough Council	Appendix 1	<p>*INTERNAL MEMO*</p> <ul style="list-style-type: none"> <li>- Accessibility, Open Space: Improve access through parks and open spaces to encourage cycling and walking and use by those with impaired mobility.</li> <li>Air Quality, Open Space: <ul style="list-style-type: none"> <li>- Aim to plant more trees to help improve the quality of the environment with support from the Watling Chase Community Forest.</li> <li>- Improve access through parks and open spaces to encourage cycling and walking.</li> </ul> </li> <li>- Quality of Life, Open Space: <ul style="list-style-type: none"> <li>- Improve access through parks and open spaces to encourage cycling and walking.</li> <li>- Aim to improve links with local schools to encourage their use of local parks and open spaces as an</li> </ul> </li> </ul>	
Hertsmere Borough Council	Appendix 2	<p>*INTERNAL MEMO*</p> <p>Key Aim 3: Could add: "Encourage more Friends of Parks groups and volunteer workdays"</p> <p>Strategic Objective 3, Open Space: Improve links with existing partners to encourage public's use of their local park and open space as a free recreational resource.</p>	
Anderson	Appendix 5	<p>With emphasis is on the 16 - 24 year olds recreation provision. Land use target should be amended to include full sized playing fields. These should be sited at various sustainable locations and not just in main growth areas. Financing can be achieved by allowing small groups of housing on the edge of Green Belts. The suggested target is not good enough because the age group (16 - 24) are not children and therefore requires adult facilities.</p>	<p>This is out of our control and not in the role of this document. It is up to local strategic partnerships.</p>

## **N - List of consultees**



Those written to at the  
Issues and Options stage:  
(Statutory and Non-  
Statutory Consultees)

The Victorian Society  
Watford and District Talking Newspaper  
Hertsmere Conservative Association  
Hertfordshire Archaeological Trust  
Community Development Agency for  
Bushey United Reformed Church  
South Hertfordshire Footpaths Society  
London Travel Watch  
BADFA  
Church of Christ Evangelical  
Green Belt Council for Greater London  
Holy Cross Church Borehamwood  
Potters Bar and District Society for  
Potters Bar Labour Party  
Bushey Heath Chamber of Trade  
Hertfordshire Friends of the Earth  
Barnet Meeting Room Trust  
Hertfordshire Association for the  
South Mimms & Ridge Protection  
Hertfordshire Building Preservation Trust  
Retail Business Watch  
The Bushey Forum  
Land Access & Recreation Association  
Potters Bar in Focus  
Oxhey Village Environment Group  
Old Haberdasher's Association  
South West Herts Business Link  
Barnet Friends of The Earth  
WHOSE!  
London Essex and Hertfordshire  
Elstree and Borehamwood Green Belt  
SPOKES  
North Mymms District Green Belt Society  
Oulton Crescent Allotment Society  
Airfields Environment Federation  
Aldenhams War Memorial Hall Trust  
Letchmore Heath Village Trust  
Attenborough Surgery  
Bushey in Balance Residents Group  
Hertsmere Conservative Group  
Patchetts Green, Round Bush &  
Potters Bar CVS  
R V C - Hawkshead Lane  
Watling Chase Community Forest  
CPRE The Hertfordshire Society  
Landmark Information Group  
Commission for the New Towns  
Ancient Monuments Society  
The Potters Bar Society & PBIF  
Save the Green Belt Association  
Patchetts Green, Roundbush &  
Watford Chamber of Commerce and  
Potters Bar Society  
Cherry Tree Lane Green Belt Protection  
Radlett Society and Green Belt  
Weltech Centre  
Network Watford  
Local Agenda 21 Transport & Pollution  
Hertfordshire Association for The  
Bushey Museum  
Bushey Conservation Group  
Patchetts Green, Roundbush &  
Potters Bar Society  
Radlett Society & Green Belt Association  
Potters Bar Society  
Bushey Museum & Art Gallery  
Bushey Conservative Club  
Hertsmere Community Voluntary  
Hertfordshire Gardens Trust  
Campaign for Real Ale  
Hertfordshire Gardens Trust  
Hertfordshire Care Providers Association  
CPRE Herts  
RAID Residents Against Inappropriate  
Potters Bar Society  
Potters Bar Society  
Potters Bar in Focus  
Whose!

Metroline Bus Co.  
Simons  
Clappison  
Kent Jones and Done  
Heathways Residents' Association  
Shenley Village Society  
Potters Bar Congregation of Jehovah's  
Bushey Mill Community Group  
Bushey Residents Action Group  
Golfwatch Residents' Association  
Swanland Road Residents' Group  
St Peter's Church  
Hadley Wood Assoc. Council  
Cranborne Residents Association  
Parish of Bushey  
Hertsmere Council for Voluntary Service  
Havdon Hill House (Garden Association)  
Wrotham Residents Action Group  
Merry Hill Residents Association  
Bushey Residents Action Group  
North Bushey Residents Group  
Friends of Fishers Field  
The Ridgeway Road Association  
Heathways Residents Association  
Havdon Hill House Flat Association  
Warren Estate Residents Association  
Manor Court Residents Association  
Borehamwood Youth Football Club  
I C C Dry Cleaners  
Going Places  
Donaldsons  
Tabard Rugby Football Club  
Freedman Sharman & Co - Solicitors  
Barclays Bank PLC  
Fosters of Radlett  
L J Cook & Sons  
Balfour Newsagents - Co-operative  
Savills  
Hertfordshire Business Link  
London Gazette Office  
Paul Adams Associates  
Alton Design Associates  
Gascovne Cecil Estates  
King Storage  
A.C.P. Askew  
Jones Lang Wootton  
Wetherall Green and Smith  
The Bell Cornwall Partnership  
Whitbread  
Betham Associates - Architects  
David Blair & Company  
Fuller Peiser  
Luminar Leisure Ltd  
Faulkners  
Patchetts Equestrian Centre  
Lafarge Aggregates Ltd.  
Robert Turley Associates  
Healey & Baker  
Bowman Planton Associates  
Radlett Fruiters  
Bio Products Laboratory  
System Design & Engineering - NSS  
Simon Cooper Associates  
S J Berwin & Company  
Boots the Chemists  
The JTS Partnership Barnard House  
Swift Dry Cleaners  
M D Associates  
Tesco Stores Ltd  
Beacon (Mimms) Ltd  
Patchetts Equestrian Centre  
Farrow & Hawkins Trust  
Freeth Melhuish  
Litchfield Associates  
BTS Coaches Ltd  
Gerald Eve  
Stanley Hicks  
Great Bear Group  
AKH Associates  
Hankinson Duckett Associates  
Ian Harding Ltd.  
Old Road Securities PLC  
J S Hunter & Sons  
Howard Hutton Associates  
J Trevor & Webster  
J Sainsbury PLC  
The Royal Veterinary College

Albanv Life Assurance  
Paramount Publishing Ltd  
Amoco (UK) Productions Co  
Land Securities Trillium  
The Woodman Inn  
Creative Office Design  
Michael Burroughs Associates  
Bridae International  
Boots Properties PLC  
Welcome Break Group Ltd  
Marks and Spencer  
Mobbs Environmental Investigations  
Laboratory Cottage  
Fibbens Fox Associates  
DTZ Debenham Thorpe  
Newland Brothers  
Entec UK Ltd.  
Watford Mail Centre  
Anthony Bowhill & Associates  
Baker Pearce  
Knight Strip Metals Limited  
Network Local  
Clements (Watford) Ltd.  
B&Q PLC. c/o Lawson Price  
Aldenhams Sailing Club  
Cluttons  
Rinsler and Co  
CB Richard Ellis  
Nicoll Farm Stables  
Aitchison Raffety  
Matthews & Goodman  
Watford Retail Group  
Bellissima Shoes Ltd  
Fisher Hoagarth  
Scott-Brown Partnership  
Chapman Warren  
James Barr & Son  
Southgate Associates  
Halifax Plc  
Trewins  
Canada Life Assurance Company  
WHOSE!  
Roplev's  
Darnhills Ltd  
Theoco  
Tony Thorpe Associates  
Preston Bennett Partnership  
Kestrel Grove Nursing Home  
Harreaves Newberr Gvoell  
Edge & Ellison (Solicitors)  
Peacock and Smith  
Robson & Walsh  
Dalton Warner Davis  
Brown & Co.  
Patrick Farfan Associates Ltd.  
A.I.R Dev  
Oaktree Landscape Garden Services  
S & M Building  
J Griffin Decorators  
Manor Pharmacy  
Millard Architects  
BASE  
North Bushey Newsagents  
The British Wind Energy Association  
KJD Solicitors  
Lambert Smith Hampton  
South West Herts Business Partnership  
Generics (UK) Ltd  
Elliott Burkett Minton Group  
Leidh Planning  
Elstree Light & Power plc  
Booth  
Skelcev  
Wren  
Bailev  
Tavor Hobbs & Partners  
Gordon Soence Partnership  
GHM Architects Ltd.  
Newlands Managements  
Fisher Wilson Planning  
Bellway Homes Ltd.  
DPDS Consulting Group  
Robin Bretherick Associates  
Broadway Malvan Ltd.  
Brown Associates  
Tribal MJP

Cliff Walsingham & Company  
 Aocar Smith Planning  
 Littman Robson  
 Shire Consulting  
 Planning Issues  
 Frank Timothy Associated Ltd Architects  
 Architects Corporation Ltd  
 Mono Consultants Limited  
 Nathaniel Lichfield & Partners  
 Gough Planning Services  
 King and Graham Chartered Surveyors  
 Preston Bennett Planning  
 Elsworth Svkes Planning  
 G L Hearn & Partners  
 Bover Planning  
 DLA Town Planning Ltd  
 Rural Development Commission  
 RPS Nigel Moor  
 Development Planning Partnership  
 CSJ Planning Consultants Ltd  
 White Young Green Planning  
 Terrence O'Rourke  
 Lawson Price Planning Consultancy  
 Cannon Moran & Rheinberg  
 Rolfe Judd Planning  
 David Pantlino Consultancy  
 Barker Parry Town Planning  
 Vincent & Gorbina  
 AtisReal  
 Pearson Associates  
 Pioneer Group of Companies  
 British Land Corporation Ltd  
 GMA Planning  
 Phillips Planning Services Ltd  
 E M Pick Planning  
 Cunnane Town Planning  
 Carter Jonas  
 Montagu Evans  
 GR Planning Consultancy Ltd  
 Strutt & Parker  
 David Russell Associates  
 Bidwells Property Consultants  
 RPS  
 Sheppard Robson  
 Colin Buchanan and Partners  
 CB Hillier Parker  
 The Planning Bureau Ltd  
 Heoher Dixon Ltd  
 Indigo Planning  
 Wakelin Associates  
 Buttery and Watson  
 Barton Willmore Planning Partnership  
 Wilbraham Associates  
 Planning Perspectives  
 MVM Planning  
 Architects Co. Partnership  
 Jennifer Lambert Associates Ltd  
 Rosenfelder Associates  
 Phillips Planning Services Ltd  
 Local Dialogue  
 Indigo Planning Ltd  
 Jones Dav  
 Development Land & Planning  
 Stancoate Planning Consultants  
 McCarthy & Stone Ltd  
 Tellow King Planning  
 John Anderson Planning  
 LEVVEL  
 Aocar Smith Planning  
 Lennon Planning  
 Peoaus Planning Group  
 Bellway Homes North London Division  
 RPS Planning  
 Devplan UK  
 KJD Solicitors  
 Robson Planning Consultancy  
 Consensus Planning Ltd  
 Stewart Ross Associates  
 RD Planning & Land Consultant  
 David Ames Associates  
 Chris Thomas Ltd  
 Woolf Bond Planning  
 Woolf Bond Planning on behalf of  
 National Grid Planning  
 The Planning Bureau Limited  
 Clivenden Homes  
 White

Boiling  
 Hinthorn Praetorian & Churches  
 John Laine Construction Ltd.  
 Rialto Homes Ltd  
 Tozers Solicitors  
 Wrotham Park Settled Estates  
 Countryside Properties (Southern) Ltd  
 Cala Homes (South) Ltd.  
 Lanesborough Estates  
 Home Builders Federation  
 Ashwell Developments Ltd  
 P&O Developments Ltd.  
 P&O Properties  
 Beazer Strategic Land  
 Octagon Developments Ltd.  
 Groundwork Hertfordshire  
 Wimpey Homes  
 Redrow Homes (Eastern) Ltd.  
 Focus - Property Intelligence plc  
 Wimpey Homes  
 Calder Village Homes Limited  
 Montagu Land  
 Barratt Homes Limited, North London  
 Scott Wilson  
 Jarvis Homes  
 David Wilson Homes  
 Slough Estates plc  
 Thornfield Developments  
 Village Homes  
 Banner Homes Group plc  
 Fairview New Homes Ltd.  
 Michael Shanly Homes  
 Brvant Homes  
 Leach Homes  
 Origin Group  
 Connell Land and New Homes  
 Lafaroe Aggregates Limited  
 Riddaehill Housing Association  
 Beechwood Homes Ltd  
 Grosvenor Individual Homes Ltd  
 Bovis Homes (Central Region)  
 Comoco Holdings Plc  
 Post Office Property Holdings  
 George Wimpey Strategic Land  
 Crest Partnership Homes Limited  
 Tav Homes  
 Westbury Homes Ltd  
 Tavwood Homes Limited  
 Estates and Development Dept.  
 Belgrave Land Ltd  
 Fairclough Homes  
 Bishopswood Estates Ltd  
 South Midlands & Greater London  
 McGuire Architecture & Design  
 Laine Homes Thames Valley  
 George Wimpey South Midlands Ltd.  
 George Wimpey North London Ltd.  
 UK Property Investments  
 Home Builders Federation  
 Widacre Homes Ltd  
 Scott Land Properties  
 Imperial Cancer Research Fund  
 National Institute for Biological  
 Confederation of British Industry  
 Thames Water Property Services  
 Open Spaces Society  
 The Ramblers' Association  
 The British Horse Society  
 HSE Health & Safety Executive  
 East Anglia Tourist Board  
 Countryside Management Service  
 East of England Tourist Board  
 Hertfordshire Biological Records  
 English Golf Union  
 Herts & Middlesex Wildlife Trust  
 National Farmers Union  
 The Royal Society for the Protection of  
 Garden History Society  
 Farming and Rural Conservation  
 The British Horse Society  
 The Woodland Trust Policy Office  
 The London Green Belt Council  
 Commission for Racial Equality  
 Society for Protection of Ancient Bldgs  
 British Horse Society  
 Council for British Archaeology

Advisory Council for the Education of  
 Jewish Care  
 Friends of the Earth  
 Royal Society for the Protection of  
 EDAW  
 Department for Transport  
 Department of Health  
 Defence Estates  
 Ministry of Defence  
 Crown Estate  
 Royal Town Planning Institute  
 Hertfordshire Partnerships NHS  
 Veolia Water Partnership  
 Hertfordshire County Fire Brigade  
 Hertfordshire Constabulary  
 Barnet Health Authority (NW Thames  
 National Grid Property  
 Eastern Electricity Plc  
 Transco - North London Ldz  
 Go-East  
 West Anglian Great Northern Railways  
 British Telecom (West London District)  
 Environment Agency  
 National Grid Transco  
 Transco Network Analysis  
 Department  
 East of England Regional  
 Assembly  
 Three Valleys Water Company Plc  
 HM Prison Service Headquarters  
 Hertsmere Borough Council  
 The Planning Inspectorate  
 West Hertfordshire Health Authority  
 Hertsmere PCT  
 Countryside Agency (East of  
 England Region)  
 Sport England (East Region)  
 Network Rail (Town Planning)  
 Railtrack plc  
 Highways Agency  
 Southern Network Management  
 Division  
 The Forestry Commission  
 Highways Agency  
 Highways Agency  
 North West Thames Regional  
 Health Auth  
 Government Offices DTI Eastern  
 Region (Building A)  
 NHS Executive  
 English Nature - Essex Herts &  
 London Team  
 Eastern Electricity Plc  
 North East Thames Regional  
 Health Authority  
 Environment Agency  
 Thameslink  
 County Architectural Liaison  
 The Countryside Agency  
 Government Office for the East of  
 England  
 National Trust  
 Haringey Council  
 London Borough of Barnet  
 Hertfordshire County Council  
 North Hertfordshire District Council  
 Three Rivers District Council  
 HCC Environment Department  
 Planning Department London  
 Borough of Barnet  
 Greater London Authority  
 Welwyn Hatfield District Council  
 Stevenage Borough Council  
 HCC County Development Unit  
 Watford Borough Council  
 HCC Passenger Transport Unit  
 HCC Highways House  
 HCC Corporate Services



Department
Hertfordshire County Council
St Albans City & District Council
London Borough of Harrow
HCC Environment Department
HCC Director of Environment
HCC Fire & Rescue Service
Hertfordshire County Council
HCC Forward Planning
Broxbourne Borough Council
HCC Environment Department
Hertfordshire County Council
London Borough of Enfield
Hertfordshire County Council
HCC Environment Department
Dacorum Borough Council
East Herts District Council
Hertfordshire County Council
HCC Forward Planning
St Albans City & District Council
Hertfordshire County Council
Hertfordshire County Council
Hertfordshire County Council
Hertfordshire County Council
Barnet London Borough
Aldenham Parish Council
London Colney Parish Council
Shenley Parish Council
Colney Heath Parish Council
North Mymms Parish Council
Ridge Parish Council
Elstree & Borehamwood Town Council
Watford Rural Parish Council
St Stephens Parish Council
Shenley Parish Council
St Margaret's School
Newberries JMI School
Furzehill Middle School
St Hilda's School
Hertfordshire Learning and Skills Council
Hartwood Secondary School
Lyndhurst Middle School
Mount Grace School
The Education Centre
West Herts College
Bushey Meads School
Haberdashers Aske's School for Girls
International University
Haberdashers Aske's Boys School
Highwood JMI School
Immanuel College
Bushey Hall School
Queens' School
Longwood School and Nursery
Hillside School
Middlesex University Business School
Oaklands College
Dame Alice Owen's School
University of Hertfordshire
Herts Education Service
Bushey Library - Community Information
Cranborne Library
Radlett Library
Oakmere Library
The British Library
Local Studies Library
Hertfordshire County Library
Borehamwood Library
Middlesex University Library
Hightown Praetorian HA

Aidwyck Housing Association Ltd
Metropolitan Home Ownership
Drivers Jonas
Paradigm Housing Group
Housing 21
Paddington Church Houses Association
William Sutton Homes
John Grooms Housing Association
Metropolitan Housing Partnership
Sanctuary Housing Association
Chiltern Hundreds Housing Assn.
Guinness Housing Trust
Airways Housing Association
Patchetts Green, Roundbush and Aldenham Conservation Society
Hertfordshire Constabulary
Hertfordshire County Council
The Theatres Trust
UKLI
Hertfordshire Constabulary
Pro Planning
Olive Green Group
John Martin & Associates
Hertswood School / Hertfordshire Scouts / Hertsmere Flyers Swimming Club
Planning Potential
Ottaways Solicitors
Harvey
Scott
Three Valleys Water PLC
Potters Bar in Focus
Wrotham Park Settled Estates
Planning Perspectives
CGMS Consulting
RPS Planning
GL Hearn Property Consultants
GHM Rock Townsend
St Modwen Developments Ltd
Edaw PLC
Caldecote Farm (Elstree) Limited
PGA Design Consulting
Mike Hastings Design
ADER
Caldecote Farm (Elstree) Limited
PGA Design Consulting
Mike Hastings Design
ADER
Muntean
Potters Bar in Focus
Birchville Court Care Home
IKILL Ltd
Drivers Jonas

### Residents

Mr	S W	Riart
Mr		Wanman
Mrs		Pownall
Mrs	C	Copeland
Miss	K	Concar
Mr		Hall
T		Jerrard
Mr	A	Murrev
	N	McGuckin
Mr	J	Anderson
	D	Swaine
Mr & Mrs		Anavlotos
	A	Whithv
Cllr	Peter	Bourton
John		Slade
Mr		Summons
Mr and		Herbert
Mr and		Thomas
Mrs		Broad
Mrs		Price

	K	Bernard
	R	Rlawee
	A & M	Simmons
	P	Brooks
	H	Cassidy
	P	Collins
	J	Cook
	L	Cooke & R Mead
	K	Ellis-Hall
	K	Game
	R	Harwood
	M	Hirsch
	C	Ivorv
	M	Johnson
	C	Kaprow
	S	Khan
	M	Tee
	P	Meech
	I	Mitchell
	F	Nasser
	P	Norwood
	L	Olins
	J	Periers
	B	Picott
	S	Radlev
	J	Smith
	D	Tomlinson
	P	Webb
	N	Willow
Mrs	J	Peters
Mrs	P	Stacey
Rev	R	Fames
Mr	J A	Plested
	A M	Homan
Mr	Garv	Pellev
Mrs	C	Fountain
Broadier	J S	Ryder
Cllr	S	Cohen
Cllr	J H	Cowen
Cllr	A	Kilkerr
Dr		Dullforce
Dr	L	Hirsch
Dr	R E M	Moore
Dr	E P	Booth
Dr	C K	Rrown
Dr	J C	Carreras
Dr	M A	Catchpole
Dr	K	Evans
Dr	R	Hurt
Dr	P H	Missen
Dr	J R	Prior
Dr	A	Puri
Dr	J R	Riplev & Mr B
Dr	P D	Wadev
Dr	M B	Connock
Dr & Dr	W	Thomson
Dr & Mrs		McDermott
Dr & Mrs		Bartlett
Dr & Mrs	I	Rlice
Dr & Mrs	D A	Castelow
Dr & Mrs	C	Halliday
Dr & Mrs	E	Kanfer
Dr & Mrs	R	Swaminathan
Dr & Mrs	S	Walker
Dr and	S	Mitchell
Drs		Farewell
L M & RM		Gomez
Ladv	C	Fairbairn
Miss	J	Hounsell
Miss	S	Snreadhury
Miss	S A	Aldridae
Miss	F	Barker
Miss	J	Brown
Miss	M R	Buraess
Miss	I	Rushell
Miss	K	Bwwater
Miss	N J	Carter
Miss	E	Chandler
Miss	A	Chervv
Miss	P	Clayton
Miss	C	Clutton
Miss	A	Cohen
Miss	M F	Dawson
Miss	E A	Dean
Miss	S	Devanet
Miss	P	Dillien

Miss	J	Fontaiello
Miss	H	Gadsbv
Miss	S J	Gower
Miss	H	Groome
Miss	I W	Hardinn
Miss	L	Hetherington
Miss	C	Humphrey
Miss	J	Inkster
Miss	J	Loman
Miss	M	Mahony
Miss	R	Martin
Miss	M	McCarthy
Miss	L	Miles
Miss	H M	Miller
Miss	S J	Moodv
Miss	D	Nicholls
Miss	L	Nolan
Miss	J	Papa
Miss	C	Pateman
Miss	S G	Paterson
Miss	D	Pennev
Miss	R C M	Pirie
Miss	S J	Pressland
Miss	T	Pugh
Miss	J	Randall
Miss	A	Rav
Miss	D M	Richardson
Miss	L	Rea
Miss	N P	Robertson
Miss	J	Robin
Miss	C	Smith
Miss	J	Smith
Miss	N	Svreti
Miss	F	Sturt
Miss	H	Taylor
Miss	H J	Taylor
Miss	A	Temple
Miss	B E	Thomas
Miss	V	Vale
Miss	P	Wright
Miss	V	Rinowood
Miss	A	Smith
Mr	T	Bromley
Mr	K	Brown
Mr	F	Bulkan
Mr	R J	Carmichael
Mr	G	Christie
Mr	M	Cole
Mr	M	Copleston
Mr	S B	Richards
Mr	R	Creed
Mr	N L	Dobbie
Mr	I	Evans
Mr	M	Francis
Mr	A	Fraser
Mr	L	Gemson
Mr	J	Godfrev
Mr	A	Green
Mr	A D	Silverbeck
Mr	W	Griffiths
Mr	E P J	Gruhn
Mr	A	Guille
Mr	M J	Hardwick
Mr	J & Mrs	Hellerman
Mr	M	Hemmings
Mr	R	Horowitz
Mr	B	Howard
Mr	C R B	Jakeman
Mr	N	Kilhams
Mr	J	Kina
Mr	G	Leach
Mr	P	Lillev
Mr	A F	Llewellyn
Mr	H	Lobb
Mr	M	Marshall
Mr	J	Merrills
Mr	J	Mitchell
Mr	R M	Morgan
Mr	M	Oliver
Mr	A	Patel
Mr	A W	Perkins
Mr	S W	Pole
Mr	A	Pountnev
Mr	J	Sanders
Mr	A	Sheridan
Mr	S	Shoop
Mr	D A K	Simmonds

Mr	N D	Simmons
Mr	A	Sissons
Mr		Smith
Mr	N V	Soennevwn
Mr	R E	Tavener
Mr	F	Thomas
Mr	R	Tilbury
Mr	G T	Verohese
Mr	E	Wilkinson
Mr	P	Yarrow
Mr	R S	Abbiss
Mr	A	Sicler
Mr	J	Ackerman
Mr	L	Adams
Mr	J	Adams
Mr	M	Ahmad
Mr	R	Allen
Mr	D	Alton
Mr	P J	Amiel
Mr	B	Amin
Mr	N A	Arnouval
Mr	K	Appel
Mr	R L	Archibald
Mr		Ascott
Mr	D	Ashbolt
Mr	T G	Ashman
Mr	V	Ashurst
Mr	R	Athwal
Mr	K	Atkins
Mr	F.H.	Atkinson
Mr	W	Attwood
Mr	J C	Baker
Mr	S	Balcomb
Mr	M	Ball
Mr	D	Ball
Mr	N	Ballantvne
Mr	M	Ballard
Mr	M G	Ballard
Mr	A A	Bankole
Mr	D J	Banks
Mr	W G	Bannister
Mr	D	Barclav
Mr	J	Beardwell
Mr	S.P.	Barfoot
Mr	G T C	Barnes
Mr	J C	Bass
Mr		Gill & Miss
Mr	N	Bassett
Mr	R	Battes
Mr	M	Beales
Mr	D	Bell
Mr	P	Beisman
Mr	C	Benev
Mr	P	Berman
Mr	T	Betson
Mr	G T	Betts
Mr	D	Bevan
Mr	J	Bibbins
Mr	G F	Biggs
Mr	M G	Bignell
Mr	D E	Bilbe
Mr	R	Billett
Mr	J D	Birch
Mr	J	Biscoe
Mr	N	Black
Mr	P	Blake & Familv
Mr	G	Blakeston
Mr	P R	Blakev
Mr	L	Kaneria
Mr	S W	Boland
Mr	A	Bolt
Mr	J	Bone
Mr	L E	Bottomlev
Mr	L	Bowerman
Mr	P	Bowlev
Mr		Brav
Mr	R J	Hershman
Mr	E	Brewer
Mr	D	Brightv
Mr	M	Broad
Mr		Brook
Mr	P	Brownlee
Mr	K	Bryan
Mr	R G	Buckingham
Mr	L	Krendel
Mr	J	Bulfalian
Mr	G	Bund

Mr	J	Bunker
Mr	G	Burkett
Mr	D J	Burnett
Mr	S	Burv
Mr	L	Busson
Mr	A K	Butler
Mr	S	Mahendran
Mr	J	Buttell
Mr	M C	Butterfield
Mr	B	Bvese
Mr	G	Caine
Mr	D	Calvert
Mr	A D	Cannon
Mr	C	Cannon
Mr	E	Caprario
Mr	D S	Carr
Mr	S R	Carr
Mr	M	Casco
Mr	P	Casev
Mr	E	Cato
Mr	G	Chalkev
Mr	R	Chalmers
Mr	M P	Chamberlavne
Mr	W R	Charles
Mr	C	Chick
Mr	B P	Childs
Mr	S	Clarke
Mr	P	Clarrv
Mr	D	Clements
Mr	J D	Clvde
Mr	B	Cole
Mr	C	Cole
Mr	D	Cole
Mr	A	Congreve
Mr	M	Conlon
Mr	D	Connattv
Mr	H	Connor
Mr	L	Conwav
Mr	S	Cook
Mr	G	Cook
Mr	K	Cooklin
Mr	N	Cooper
Mr	J	Cork
Mr	M F	Cornish
Mr	P	Cousins
Mr	D	Cousins
Mr	G	Cowie
Mr	W A	Cox
Mr	W F	Covler
Mr	B	Crouch
Mr	E	Cross
Mr	S	Crosslev
Mr	R	Cuinane
Mr	J	Cummins
Mr	T J	Cunningham
Mr	G	Dale
Mr	P	Dalv
Mr	P	Dare
Mr	J	Davev
Mr	A R	Davidson
Mr	P	Davies
Mr	R	Davis
Mr	D	Davis
Mr	G B	Dawe
Mr	M	Dawson
Mr	H	Dawson
Mr	V	Day
Mr	S	Day
Mr	G	Deen
Mr	D	DeRivaz
Mr	K	Desai
Mr	J R	Dickens
Mr	P	Dickson
Mr	A P	Dillien
Mr	P	Dillon
Mr	R W	Disborough
Mr	C A	Docketty
Mr	L	Doom
Mr	T	Doran
Mr	W J	Dougan
Mr	J C	Doughtv
Mr	D	Dover
Mr	T	Downes
Mr	P	Draper

Mr	E	D'Souza
Mr	J	Duncan
Mr	L G	Eaaling
Mr	R	Earl
Mr	G	Ebsworth
Mr	H	Edelman
Mr	H J	Edmunds
Mr	H	Enoelsman
Mr	A	Farmer
Mr	P	Fenton
Mr	D M	Ferrier
Mr	P	Findlav
Mr	S	Fine
Mr	B	Fish & B Newman
Mr	B	Fisher
Mr	S	Fisher
Mr	F	Fitzjohn
Mr	T	Flack
Mr	T J	Flood
Mr	P J	Folev
Mr	R K	Ford
Mr	D	Fordham
Mr	P	Foreman
Mr	C	Forrester
Mr	J	Fort
Mr	R	Foster
Mr	I	Fowler
Mr	I	Francis & E
Mr	D	Frankland
Mr	M	Freedman
Mr	L	Fuller
Mr	P	Gardner
Mr		Gatfield
Mr	R	Gathern
Mr	N	Georgiou
Mr		Georgiou
Mr	M K	Ghosh
Mr	A	Gibbs
Mr	S B	Gibbs
Mr	H	Gibson
Mr	J L	Giles
Mr	J W L	Gillams
Mr	J J	Gillespie
Mr	D	Goddard
Mr	G	Goldman
Mr	R M	Gomez
Mr	R C L	Goodman
Mr	E	Gordon
Mr	S	Gould
Mr	J A	Goulding
Mr	F A	Graham
Mr	D	Granston RIBA (
Mr	D J	Green
Mr	P	Green
Mr	B	Green
Mr	N	Green
Mr	S R	Greenrass
Mr	D	Gristwood
Mr	S	Grossman
Mr	N	Grover
Mr	J	Gruder
Mr	D R	Gulliver
Mr	D	Gunn
Mr	J	Hadimichael
Mr	A	Hadlizacharia
Mr	A	Hadlev
Mr	P	Hagger
Mr	S	Hale
Mr	A K	Halfoenrv
Mr	B	Hall
Mr	R	Hambleton
Mr	R	Hamilton
Mr	T	Hancock
Mr	M	Hannell
Mr	E	Hansford
Mr	B R	Harding
Mr	P M	Hardv
Mr	J	Larholt
Mr	Y	Haribhai
Mr	C	Harkin
Mr	M J	Harvev
Mr	A	Harvev
Mr	R	Hasselaar
Mr	J	Hathway
Mr	R	Hattrell
Mr	D E	Havens
Mr		Hawkins

Mr	J P	Haves
Mr	F	Havward
Mr	P	Healey
Mr	B	Heath & Ms J
Mr	M	Helver & Miss
Mr	J	Hill
Mr	S	Patel
Mr	M	Hiller
Mr		Hillman
Mr	C	Hirst
Mr		Hoare
Mr	M	Hoban
Mr	S J	Holden
Mr	N	Holloway
Mr	A M	Howman
Mr	K	Holmes
Mr	B P	Holt
Mr	I	O'Keeffe
Mr		Hooper
Mr	D J	Horobin
Mr	T	Horrod
Mr	A A	Horsford
Mr	J	Hourigan
Mr	P J	Howard
Mr	J	Hubbard
Mr	P	Hubbard
Mr	R	Humphrev
Mr	S	Hurst
Mr	B L	Hurst
Mr	W J	Hurst
Mr	A	Hussaini
Mr	M	Jacks
Mr	D	Jackson
Mr	R	Chrvsanthon
Mr	M J	James
Mr	W C	Jass
Mr	M A	Jeens
Mr	S	Jindal
Mr		Johnson
Mr	M	Johnson
Mr	N	Jone
Mr	E	Jones
Mr	P	Jones
Mr	D H	Jones
Mr	M	Jones
Mr	M A	Jordan
Mr	S	Joseph
Mr	D	Joyce
Mr	A	Kahraman
Mr	T	Kahtan
Mr	A W	Kaufman
Mr	M	Kav
Mr	J	Keilv
Mr	J S	Kempster
Mr	R A	Kennv
Mr	B	Kent
Mr	R	Kewworth
Mr	R S	Howard
Mr	F A	Kiff
Mr	J D	King
Mr	A	Kino-Hamilton
Mr	I L	Beil
Mr	D	Kinnear
Mr	J	Kinnear
Mr	G	Kirbv
Mr	R	Kirk & Ms J
Mr	D M	Kirbv
Mr	E	Kirman
Mr	A R	Kitson
Mr	A	Konizi
Mr	R	Lacev
Mr	C E L	Lakin
Mr	A	Lakin
Mr	D M	Lane
Mr	D R	Lane
Mr	J	Larking
Mr	B	Lawrence
Mr	R I	Lawrence
Mr	R A	Lawrence
Mr	R M	Lawson
Mr	P G	Lee
Mr	K	Lee
Mr	R	Leiah
Mr	L	Leiah
Mr	A	Leiahton
Mr	R P	Leon
Mr	M	Lester

Mr	S	Lewis
Mr	A	Lewis
Mr	I	Lewis
Mr	F F	Lewis
Mr	R	Lewis
Mr	I	Linkise
Mr	I M	Linkorish
Mr	D A	Lichtfoot
Mr		Linu
Mr	R	Lindar
Mr	J C G	Lockev
Mr	M	Lockstone
Mr	G	Logan & Mrs K
Mr	D	Lonaman
Mr	E	Lowe
Mr	J	Lvdon
Mr	J	MacGreador
Mr	R	Mackenburah
Mr	L W	Maio
Mr	M	Malik
Mr	S	Mandrv
Mr	E	Manning
Mr	J	Mann-Smith
Mr	P	March
Mr	A	Johnson
Mr	J	Margerrison
Mr	P	Mariev
Mr	R	Marlow
Mr	L	Marsden
Mr	R	Marshall
Mr	M	Walters
Mr	G	Martin
Mr	H	Martin
Mr	R	Martin
Mr	P C	Marx
Mr	S	Masters
Mr	F	Mathews
Mr	A E	Matthews
Mr	S	Matthews
Mr	J	McDermott
Mr	M	McDonadh
Mr	T	McDonald
Mr	B	McDougall
Mr	D	McFadzean
Mr	D	McKinlev
Mr	K	McManus
Mr	D	Mead
Mr	T	Meiers
Mr	S J	Melinek
Mr	R A	Merrett
Mr	J	Merrills
Mr	N	Michaels
Mr	R	Millard
Mr	R	Millott
Mr	N	Taylor
Mr	E	Minn
Mr	D	Mitchell
Mr	I E	Mitchell
Mr	D	Mitchell
Mr	M	Mockier
Mr	R	Moore
Mr	G	Moreton
Mr	D	Moroan
Mr	M J	Moroan
Mr	G	Morrish
Mr	R	Moss
Mr		Murphv
Mr	K	Nash
Mr	T	Naughton
Mr	R	Needleman
Mr	J	Nelson
Mr	T	Nettlesio & Ms T
Mr	P A	Newens
Mr	J	Newman
Mr	A M	Norton
Mr	R	Oakes-Monae
Mr	A	O'Brien
Mr	A L	O'Brien
Mr	M	O'Brien
Mr	J	O'Driscoll
Mr	P	O'Driscoll
Mr	W R C	Oaden
Mr	M	O'Shaughnessv
Mr	R	Palmer
Mr	J H	Pamplin
Mr	M R	Paradise
Mr	P	Paraskevaides

Mr	J	Park
Mr	D G	Parker
Mr	R	Parsons
Mr	J W	Pavne
Mr	R E	Pearson
Mr	K J	Peat
Mr	J	Pepper
Mr	D	Perks
Mr	A	Perrins
Mr	A	Brompton
Mr	M	Pickford
Mr	R J	Pidgeon
Mr	R G	Pigg
Mr	K	Pinder
Mr	J	Plested
Mr	C	Plested
Mr	Denis	Plum
Mr	E J	Pollard
Mr	A	Julius
Mr	D	Popkin
Mr	M	Possener
Mr	L	Potter
Mr	M D	Potter
Mr	S	Powell
Mr	M P	Price
Mr	A	Primmore
Mr	S N	Putman
Mr	L L	Racklev
Mr	R	Randall
Mr	C	Randall
Mr	A E	Rata
Mr	M	Raiabali
Mr	P G	Reason
Mr	R A	Reeve
Mr	R	Reid
Mr	B R	Rice
Mr	D	Richardson
Mr	I	Richardson
Mr	M J	Ridlev
Mr	T J R	Robertson
Mr	E	Robertson-Frimley
Mr	B	Reynolds
Mr	P F	Robson
Mr	N	Robson
Mr	J A	Rogers
Mr	G	Roocklev
Mr	D	Gordon
Mr	A	Rosenfeld
Mr	M	Rosenzweig
Mr	D B	Ross
Mr		Ross
Mr	C	Rowson
Mr	R	Salvaee
Mr	M	Saunders
Mr		Savage
Mr	M	Savers
Mr	J	Schmid
Mr	P W	Scoonfield
Mr	D O	Scott
Mr	W	Scott
Mr		Sefton
Mr	R	Selwvn
Mr	T M	Sewell
Mr	J	Seymour
Mr	J	Shah
Mr	F	Shamtoob & Mrs
Mr	K	Sheppard
Mr	E	Sheridan
Mr	G	Silver
Mr	M	Simons
Mr	A	Sinfield
Mr	D	Skead
Mr	P	Skinner
Mr	M	Sivoer
Mr	D	Smart
Mr	W	Smith
Mr	N J	Smith
Mr	V G	Smith
Mr	C	Smith
Mr	A &	Smith
Mr	A G	Snaith
Mr	M	Somerston
Mr	N	Snall
Mr	M	Spector
Mr	B	Spandlow &
Mr	P	Snillionnins

Mr	R R	Stableton
Mr	S G	Starr
Mr	R	Stephens
Mr	D	Stewart
Mr	C	Stewart
Mr	A J	Stewart-Jones
Mr	P	Stokes
Mr	R L	Stone
Mr	F	Street
Mr	A	Sturdy
Mr	C J	Sullivan
Mr	G D	Swaine
Mr	M	Swordlow
Mr	S	Tankel
Mr	M	Tarrino
Mr	M	Taverner
Mr	K	Taylor
Mr	A R	Taylor
Mr	J	Keavenev
Mr	M F	Taylor
Mr	D	Taylor
Mr	D	Taylor
Mr	G	Taylor
Mr	G	Taylor
Mr	P	Thatcher
Mr	A	Theobald
Mr	F G	Thomas
Mr	P	Thomas
Mr	M J	Thorne
Mr	O	Thorpe
Mr	N	Todd
Mr	D A	Tomsett
Mr	K	Toombs
Mr	D	Traill-Stevenson
Mr	P	Trollope
Mr	P A	Trotter
Mr	J	Turner
Mr	P	Tweedale
Mr	G	Underwood
Mr	B D	Venters
Mr	W G	Vevsev
Mr	D	Vickers
Mr	T	Vickers
Mr	R J	Walker
Mr	D	Halls
Mr	M	Ward
Mr	R	Warren
Mr	D	Waters
Mr	J	Watson
Mr	J	Webber
Mr		Webster
Mr	N	Weil
Mr	B J	Weller
Mr	T	Wells
Mr	R	West
Mr	R	West
Mr	D E	Wetherlv
Mr	P	White
Mr	E	White
Mr	M E	Whitehead
Mr	M	Whitcutt
Mr	A	Wien
Mr	E H	Wiggins
Mr	A B	Wiaas
Mr	D	Wilkinson
Mr	K	Jones
Mr	S	Williams
Mr	K	Williams
Mr	T	Williamson
Mr	T	Wilmott
Mr	B	Wilson
Mr	R	Wilson
Mr	M	Wimhurst
Mr	D	Winton
Mr	M S	Withev
Mr	I	Witt
Mr	D	Wood
Mr	L	Wood
Mr	J	Merrens
Mr	R	Woods
Mr	A J	Woolidae
Mr	G	Wren
Mr	G	Wright
Mr	A W	Wright
Mr	J	Wright
Mr	L	Wright
Mr	S	Wvse

Mr	J	Landau
Mr	H C	Young
Mr	P	Zelioman
Mr	G R	Brazel
Mr	S	Gwvnn
Mr		Whitehead
Mr	B	Wilson
Mr	I	Bell
Mr	A	Davev
Mr	G	Taylor
Mr	E J	Lehano
Mr	C	Owen
Mr	J	Forman
Mr	P	Williams
Mr & Mrs	W A	Thorn
Mr & Dr	E D	Kirwan
Mr & Miss	J	Turner
Mr & Mr	M J	Martin
Mr & Mrs	M	Brone
Mr & Mrs	C	Burch
Mr & Mrs	S P	Bvrne
Mr & Mrs	A	Capouccini
Mr & Mrs	P B	Cautlev
Mr & Mrs	D	Chick
Mr & Mrs	C & J	Cook
Mr & Mrs		Cosser
Mr & Mrs	M	Crver
Mr & Mrs	R G	England
Mr & Mrs	E	Foster
Mr & Mrs	F A	Friedlos
Mr & Mrs	D	Galvin
Mr & Mrs	E	Garnham
Mr & Mrs	R A	Garrawav
Mr & Mrs	J	Gazdar
Mr & Mrs	N	Gladstone
Mr & Mrs	S D	Grav
Mr & Mrs	H	Guard
Mr & Mrs	R M	Harris
Mr & Mrs		Hawes
Mr & Mrs	P A	Haworth
Mr & Mrs	T	Hewson
Mr & Mrs		Jackson
Mr & Mrs		Johnson
Mr & Mrs	J	Kanena
Mr & Mrs	M	King
Mr & Mrs	A T	King
Mr & Mrs		Lane
Mr & Mrs	I G	Luetchford
Mr & Mrs	P	Lupson
Mr & Mrs	P & S	Morse
Mr & Mrs	L	Mvdat
Mr & Mrs	S	Paddison
Mr & Mrs	D	Pampel
Mr & Mrs	C	Pearce
Mr & Mrs		Scott
Mr & Mrs	S A H	Scuffham
Mr & Mrs	A	Smith & Mr & Mrs
Mr & Mrs	D	Spelzini
Mr & Mrs	L G	Stern
Mr & Mrs		Thornton
Mr & Mrs	J C	Townshend
Mr & Mrs	G W F	Walker
Mr & Mrs		Wachtel
Mr & Mrs		Willaims
Mr & Mrs	O	Wvoer
Mr & Mrs	J	Abraham
Mr & Mrs	P J	Akers
Mr & Mrs		Alexander
Mr & Mrs	G G	Alexander
Mr & Mrs	D	Allen
Mr & Mrs	K	Alltree
Mr & Mrs	M	Ames
Mr & Mrs	N	Anaviotos
Mr & Mrs	H	Anthov
Mr & Mrs	T	Aolin
Mr & Mrs	P	Applevard
Mr & Mrs	M	Archibald
Mr & Mrs	T J	Ashbv
Mr & Mrs	R	Ashenden
Mr & Mrs	R	Atkins
Mr & Mrs	B	Austin
Mr & Mrs	R	Axtell
Mr & Mrs	F A	Avling
Mr & Mrs	M S	Avres
Mr & Mrs		Backett
Mr & Mrs		Bainbridge
Mr & Mrs	K W	Baines

Mr & Mrs	J	Baker
Mr & Mrs	R	Baker
Mr & Mrs	A	Barnett
Mr & Mrs	M I	Batchelder
Mr & Mrs		Batchelor
Mr & Mrs	C	Bates
Mr & Mrs	C	Beadle
Mr & Mrs	A	Beale
Mr & Mrs	J P	Behrman
Mr & Mrs	S	Bell
Mr & Mrs	G & J	Bell
Mr & Mrs	P	Benedict
Mr & Mrs		Bennett
Mr & Mrs	A	Benstead
Mr & Mrs	M S	Bernande
Mr & Mrs	P	Besser
Mr & Mrs	F	Biddle
Mr & Mrs		Black
Mr & Mrs		Blake
Mr & Mrs	I	Steiner
Mr & Mrs	J P	Boland
Mr & Mrs	P	Borrett
Mr & Mrs		Bradv
Mr & Mrs	L	Brafman
Mr & Mrs	G	Brandon
Mr & Mrs	W E	Brant
Mr & Mrs	L	Braverv
Mr & Mrs	R	Brazell
Mr & Mrs	S L	Brice
Mr & Mrs	S	Brine
Mr & Mrs	S	Bristow & familv
Mr & Mrs	I	Brittain
Mr & Mrs	J	Broad
Mr & Mrs	D.C.	Brothers
Mr & Mrs		Brown
Mr & Mrs	K & H	Browne
Mr & Mrs	R	Thompson
Mr & Mrs	J	Burchell
Mr & Mrs	K	Buraess
Mr & Mrs	M	Burnett
Mr & Mrs	P	Burridae
Mr & Mrs	R	Burton
Mr & Mrs		Burton
Mr & Mrs	K B	Butler
Mr & Mrs	D	Caeils
Mr & Mrs	D	Cannon
Mr & Mrs	C	Capstick
Mr & Mrs	L	Carlton
Mr & Mrs	A	Casman
Mr & Mrs	S	Caterer
Mr & Mrs	L	Cazin
Mr & Mrs		Chalklev
Mr & Mrs	S	Chaplin
Mr & Mrs	J	Clapp
Mr & Mrs	P	Clark
Mr & Mrs	J	Clark
Mr & Mrs	P B	Clarke
Mr & Mrs	R	Clav
Mr & Mrs	K	Clifford
Mr & Mrs	E P & B	Clinton
Mr & Mrs		Clouch
Mr & Mrs	G	Cohen
Mr & Mrs	M	Cohen
Mr & Mrs	P	Coleman
Mr & Mrs	P & M	Collis
Mr & Mrs	S	Compton
Mr & Mrs		Connellv
Mr & Mrs	W J & B	Connisbee
Mr & Mrs	A	Connor
Mr & Mrs	J	Lemer
Mr & Mrs	A I	Conway
Mr & Mrs	J D	Cook
Mr & Mrs		Cook
Mr & Mrs	A	Coppola
Mr & Mrs	A C	Corke
Mr & Mrs		Costello
Mr & Mrs	K	Costi
Mr & Mrs	J	Court
Mr & Mrs	S	Craig
Mr & Mrs		Oke
Mr & Mrs	A	Crosbv
Mr & Mrs		Dalv
Mr & Mrs	V	Danenale
Mr & Mrs	K	Davev
Mr & Mrs		Davis
Mr & Mrs	R	Dav
Mr & Mrs		Deacen

Mr & Mrs	W	Deem
Mr & Mrs	W	Delanev
Mr & Mrs		Derrick
Mr & Mrs	R	Dhunnoo
Mr & Mrs	J A	Dickson
Mr & Mrs		Dojev
Mr & Mrs	M	Donnelly
Mr & Mrs	V	Dove
Mr & Mrs		Dowlton
Mr & Mrs	A E	Draper
Mr & Mrs		Fabivi
Mr & Mrs	J	Durkin
Mr & Mrs	M	Eagle
Mr & Mrs	A	Edmunds
Mr & Mrs	W L	Edwards
Mr & Mrs	K	Edwards
Mr & Mrs	R	Edwell
Mr & Mrs	J	Eaerton
Mr & Mrs	D	Elliot
Mr & Mrs	W	Ellis
Mr & Mrs		Eostein
Mr & Mrs	D J	Evans
Mr & Mrs	D	Evans
Mr & Mrs	R	Fahv
Mr & Mrs		Fennell
Mr & Mrs	B T	Field
Mr & Mrs	H	Field
Mr & Mrs	A	Fielden
Mr & Mrs	M	Fisher
Mr & Mrs		Fitzoerald
Mr & Mrs	J	Fitzpatrick
Mr & Mrs		Foote
Mr & Mrs		Fordham
Mr & Mrs	J E	Foster
Mr & Mrs	P & F	Freedman
Mr & Mrs	H	Freedman
Mr & Mrs	SMC &	Freeman
Mr & Mrs	L	Frost
Mr & Mrs		Frost
Mr & Mrs	S	Frot
Mr & Mrs	I	Fyfe
Mr & Mrs	R	Gale
Mr & Mrs		Ganda & familv
Mr & Mrs	P K	Gardiner
Mr & Mrs	D	Gell
Mr & Mrs	G	Genn
Mr & Mrs	C C	George
Mr & Mrs	J	Gerrard
Mr & Mrs	M	Gerrred
Mr & Mrs	A	Gerrred
Mr & Mrs	M	Gershon
Mr & Mrs	O A	Gilbert
Mr & Mrs	R	Gilbert
Mr & Mrs	G	Gillam
Mr & Mrs	A	Gladwin
Mr & Mrs		Glazer
Mr & Mrs	R	Goalen
Mr & Mrs		Goff
Mr & Mrs	S	Goldsmith
Mr & Mrs	P	Goodrum
Mr & Mrs	J	Gorrod
Mr & Mrs		Graham
Mr & Mrs	P	Grahame
Mr & Mrs		Grant
Mr & Mrs	M	Greanev
Mr & Mrs	V	Green
Mr & Mrs	A	Green
Mr & Mrs		Greenawav
Mr & Mrs	E W	Greorov
Mr & Mrs		Griffiths
Mr & Mrs	M	Grillo
Mr & Mrs	A	Gullv
Mr & Mrs	J	Hackev
Mr & Mrs	R M	Hale
Mr & Mrs	P	Hall
Mr & Mrs	D	Hall
Mr & Mrs	E C	Hand
Mr & Mrs	M	Haniff
Mr & Mrs		Hanner
Mr & Mrs	D	Hanson
Mr & Mrs	W	Hanwell
Mr & Mrs	E	Hardman
Mr & Mrs	T	Harman
Mr & Mrs	M A	Harris
Mr & Mrs	P	Hartnell
Mr & Mrs	D	Harvey

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Mr & Mrs	M	Hatter
Mr & Mrs		Hatton
Mr & Mrs	J	Hawkeshortt
Mr & Mrs		Hayward
Mr & Mrs	H	Haywood
Mr & Mrs		Heard
Mr & Mrs	P	Hellard
Mr & Mrs	R	Helman
Mr & Mrs	A & J	Henderson
Mr & Mrs	V	Hewlett
Mr & Mrs	D J	Hickey
Mr & Mrs	E B	Hill
Mr & Mrs	W	Hillman
Mr & Mrs	C	Hinds
Mr & Mrs	P J	Hinshelwood
Mr & Mrs	I	Hodges
Mr & Mrs	G	Hodgson
Mr & Mrs	R J	Holmes
Mr & Mrs		Hopkins
Mr & Mrs	G	Horne
Mr & Mrs	J	Hornsby
Mr & Mrs	D	Horwood
Mr & Mrs	R	Howard
Mr & Mrs	S	Hughes
Mr & Mrs	S	Hurley
Mr & Mrs	T J	Hurley
Mr & Mrs	D	Hurst
Mr & Mrs	L	Hyams
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Mr & Mrs	J S D	Jarvis
Mr & Mrs	J	Jebbott
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Mr & Mrs		Karesh
Mr & Mrs	S	Katz
Mr & Mrs	R	Katzenberg
Mr & Mrs	S	Kaye
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Mr & Mrs		Kent
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Mr & Mrs	R	King
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Mr & Mrs	C	Klein
Mr & Mrs	J	Knott
Mr & Mrs	M	Ladmore
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Mr & Mrs	P	Large
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Mr & Mrs	L N	Lewis
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Mr & Mrs	R	Lock
Mr & Mrs	J	Logan
Mr & Mrs	E	Lowe
Mr & Mrs	K	Lucas
Mr & Mrs	V	Lyll
Mr & Mrs		Lynch
Mr & Mrs	T	MacDonald
Mr & Mrs	R	Mahoney

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Mr & Mrs		Maitland
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Mr & Mrs		McNicholas
Mr & Mrs	D	Melville
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Mr & Mrs	A	Mitchell
Mr & Mrs	J & N	Crawford
Mr & Mrs	D	Moon
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Mr & Mrs	C	Morris
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Mr & Mrs	K	Murphy
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Mr & Mrs		Myer
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Mr & Mrs	R	O'Neil
Mr & Mrs	R	Onslow
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Mr & Mrs	H	Patel
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Mr & Mrs	N	Payne
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Mr & Mrs	E K	Pedersen
Mr & Mrs	E	Peppemell
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Mr & Mrs	P	Perkins
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Mr & Mrs		Roff
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Mr & Mrs	R	Rogers
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Mr & Mrs	R	Rollette
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Mr & Mrs	V	Smith
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Mr & Mrs	P	Smith
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Mr & Mrs	G	Smyth
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Mr & Mrs	S	Steinberg
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Mr & Mrs	S	Stevens

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Mr & Mrs	J	Swan
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Mr & Mrs	D	Viney
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Mr & Mrs	M	Wallis
Mr & Mrs	E	Walton
Mr & Mrs	A	Ward
Mr & Mrs	M	Warne
Mr & Mrs	N	Warner
Mr & Mrs	W	Warren
Mr & Mrs	J	Warren
Mr & Mrs	A	Watts
Mr & Mrs		Watts
Mr & Mrs	G A	Watts
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Mr & Mrs		Webster
Mr & Mrs	D	Weeks
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Mr & Mrs	E	White
Mr & Mrs	C R	White
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Mr & Mrs	M	Williams
Mr & Mrs	G	Williams
Mr & Mrs	E	Williams
Mr & Mrs	A	Williams
Mr & Mrs	K	Willis
Mr & Mrs	R	Willox
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Mr & Mrs	P	Wilson
Mr & Mrs	E	Wilson
Mr & Mrs	A	Wiltshire
Mr & Mrs	G	Winfield
Mr & Mrs	D	Wing
Mr & Mrs	R	Wise
Mr & Mrs	P	Wood
Mr & Mrs	D	Worswick
Mr & Mrs		Wright
Mr & Mrs		Wupplesworth
Mr & Mrs	G	Wyatt
Mr & Mrs	P	Wyatt
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Mr & Ms	A	Parker
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Mr and		Humphreys
Mr and	A	Hunter
Mr and	D	Ixer
Mr and	D	Jolly
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Mr and	P	Jones
Mr and		Kemble
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Mr and		Thomas
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Mr/Ms	J	Jennet
Mr/Ms	J	Reith
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Mr/Ms	T	Shaw
Mr/Ms	P R T	Sheen

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Mr/Ms	W	Vowles
Mr/Ms	G	Abbs
Mr/Ms	A	Abrahams
Mr/Ms	J	Allen
Mr/Ms	P	Ambridge
Mr/Ms	D	Angel
Mr/Ms	R	Angell
Mr/Ms	D	Archer
Mr/Ms	L	Ardeaman
Mr/Ms	P	Armstrong
Mr/Ms	J	Asaria
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Mr/Ms	C	Baker
Mr/Ms	A	Baker
Mr/Ms		Baker
Mr/Ms	R	Baldrige
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Mr/Ms	C D	Barker
Mr/Ms	E	Bass
Mr/Ms	R	Batter
Mr/Ms	R	Baw
Mr/Ms		Beaton
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Mr/Ms	P J	Blakelev
Mr/Ms	D	Bennett
Mr/Ms	P	Bird
Mr/Ms	R	Biscoe
Mr/Ms	P	Blake
Mr/Ms	J	Bland
Mr/Ms	G	Bleak
Mr/Ms	B	Bloomfield
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Mr/Ms	C	Bourke
Mr/Ms	T	Bowden
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Mr/Ms	P D	Bowles
Mr/Ms	A	Bradv
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Mr/Ms	J	Carter
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Mr/Ms	R C	Checklev
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Mr/Ms	C	Christofom
Mr/Ms	M	Clark
Mr/Ms	R	Clark
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Mr/Ms	G	Cohen
Mr/Ms	D	Cohen
Mr/Ms	A	Cohen
Mr/Ms	S	Cole
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Mr/Ms	S	Felqueiras
Mr/Ms	R	Ferry
Mr/Ms	J	Fielding
Mr/Ms	J	Fielding
Mr/Ms	P	Fieser
Mr/Ms	N	Frankel
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Mr/Ms	P	Freedman
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Mr/Ms	M	Vine
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Mr/Ms	H	Walker
Mr/Ms		Walker
Mr/Ms	C	Walker
Mr/Ms	P	Walsh
Mr/Ms	A	Ward
Mr/Ms	H	Wastling
Mr/Ms	C	Weaver
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Mr/Ms	D	Wilmont
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Mr/Ms	L	Wong
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Mrs	T	Bell
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Mrs	E A	Bishop
Mrs	A	Blake
Mrs	K	Blake
Mrs	K	Blocklev
Mrs	V	Bloohn
Mrs	S	Bowdler
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Mrs	K	Bradford
Mrs	G	Braine
Mrs	J	Bream
Mrs	B	Brodie
Mrs	G	Brooks
Mrs	R	Brown
Mrs	M	Brown
Mrs	J K	Brown
Mrs	J	Brown
Mrs	T	Buckingham
Mrs	C	Bulloch
Mrs		Burdon-Cooper
Mrs	A	Burgess
Mrs	K	Butler
Mrs	M	Bvme
Mrs	T	Bvme
Mrs	S	Caells
Mrs	B	Caianiello
Mrs		Cambell-Squires
Mrs	S	Capon
Mrs	T	Carrington
Mrs	C	Carroll
Mrs	S	Chaney
Mrs	P	Child
Mrs	S	Chui
Mrs	S	Clark
Mrs	E L	Clarke
Mrs	L A	Clavdon
Mrs	M	Clifford
Mrs	A	Collins
Mrs	B	Collins
Mrs	A	Colman



Mrs	K	Comino
Mrs		Cook
Mrs	G	Cooper
Mrs	J	Cooper
Mrs	S	Coot
Mrs	E	Cootes
Mrs	K	Copeland
Mrs	S	Cordeil
Mrs	R	Corkill
Mrs	D M	Corrie
Mrs	D A	Cranfield
Mrs	E	Cravthorne
Mrs	M E	Croft
Mrs	D	Crofts
Mrs	H	Crucefix
Mrs	C	Cruickshank
Mrs	M	Cumming
Mrs	C	Curran
Mrs	L J	Curry
Mrs	M	Curtis
Mrs	J	Dalls
Mrs	A	Danvers
Mrs	V	Davies
Mrs	J	Davis
Mrs	L	Davis
Mrs	E	Davis
Mrs	P	Dawes
Mrs	J R	De Charriere
Mrs	E	De Laune
Mrs	A	Deacon
Mrs	R	Desai
Mrs	E M	Detheridge
Mrs	P E	Dexter
Mrs	P	Diamond
Mrs	S	Dillon
Mrs	V F	Dimmer
Mrs	R	Domani
Mrs	S	Duff
Mrs	L	Worth
Mrs	C M	Dunn
Mrs	L	Durham
Mrs	F	Dwver
Mrs	D	Dver
Mrs	S	Edwards
Mrs	G J	Ellis
Mrs	M	Elwood
Mrs	I L	Evans
Mrs	D	Falkers
Mrs	H	Farkas
Mrs	A R	Farrell
Mrs	S	Fillingham
Mrs	R	Finestone
Mrs	P	Finn
Mrs	K J	Fisher
Mrs	A	Fishlock
Mrs	J	Fisk
Mrs	P	Flanagan
Mrs	D	Fooden
Mrs	R	Foley-Comer
Mrs	V M	Foster
Mrs	E M	Franklin
Mrs	L	Fravlich
Mrs	J	Friede
Mrs	J	Friedel
Mrs	J K	Gadsby
Mrs	T	Gaijar
Mrs	E C	Galloway
Mrs	J	Galloway
Mrs	J	Garber
Mrs		Gardiner
Mrs	W	Gav
Mrs	P J	Ghelani
Mrs	G	Gibbs
Mrs	A	Gibson
Mrs	B	Gill
Mrs	B L	Gillingham
Mrs	N	Gleason
Mrs	E V	Goldina
Mrs	N	Goldina
Mrs	L M	Gomez
Mrs	N	Gomil
Mrs	M	Goodman
Mrs	R	Gordon
Mrs		Greorv
Mrs	M	Barton
Mrs	C A	Grossmith

Mrs	G R	Guest
Mrs	J B	Gurnev
Mrs	A	Hahn
Mrs	J	Haines
Mrs	A	Garcia
Mrs	R	Haller
Mrs	M	Hamill
Mrs	M	Hamment
Mrs	J	Hammond
Mrs	V	Harlow
Mrs	J	Harper
Mrs	M	Harris
Mrs	L	Haselden
Mrs	E	Hathwav
Mrs	J M	Hauch
Mrs	Y	Hearn
Mrs	A	Herman
Mrs	B	Hershman
Mrs	R	Hill
Mrs	V	Hill
Mrs	V	Hine
Mrs	L	Hodason
Mrs	A	Holland
Mrs	G	Hopkins
Mrs	M	Howard
Mrs	P	Howard
Mrs	B	Howard
Mrs	S E	Howard
Mrs	I M	Howard
Mrs	E	Huahes
Mrs	P J	Hutchings
Mrs	L	Jackson
Mrs		Jacobs
Mrs	H E	James
Mrs		Johnson
Mrs	F	Jolly
Mrs	C	Jones
Mrs	J	Jones
Mrs	S	Joshi
Mrs	S	Kammourieh
Mrs	R	Kay
Mrs	D	Kennedy
Mrs	C	Kenton
Mrs	M	Khan
Mrs	H	Kibbler
Mrs	H	Kina
Mrs	M J	Kinas
Mrs	S	Kinaston
Mrs	M	Kirk
Mrs	P R	Kirson
Mrs	I E	Kitson
Mrs	E	Knowlden
Mrs	L	Korn
Mrs	A	Koss
Mrs	S	Kyte
Mrs	N	Lambe
Mrs	A	Lambert
Mrs		Porter
Mrs	C	Large
Mrs	J	Larae
Mrs	D	Law
Mrs	J	Lawrence
Mrs	M	Lawson
Mrs	S P	Lavton
Mrs	R	LeFort
Mrs	G B	Lewis
Mrs	B	Lewis
Mrs	C	Lindsav
Mrs		Little
Mrs	D	Livesev
Mrs	D	London
Mrs	J	Lonhurst
Mrs	I M	Luffman
Mrs	C	Lve
Mrs	E	Lvons
Mrs	S	Mackenzie
Mrs	A	Mackintosh
Mrs	V J	MacLachlan
Mrs	A	MacPherson
Mrs	C	Maer
Mrs	J W	Maior
Mrs	P	Makepeace
Mrs	E	Makev
Mrs	C	Manning
Mrs	G	Maopbeck
Mrs	M C V	Marsh
Mrs	M	Marsterson

Mrs		Martin
Mrs	S	Mason
Mrs		McMaster
Mrs	M E	Matiev
Mrs	C	Matiev
Mrs	L	Maton
Mrs	J G	Mavers
Mrs	F	Mavnard
Mrs	B	McCabe
Mrs	A	McCabe
Mrs	N	McCarthy
Mrs	J S	McDermott
Mrs	E	McGinlev
Mrs	D	McLachlan
Mrs	J M	Meitzer
Mrs	B	Mermet
Mrs	T J	Merrills
Mrs	A	Metcaif
Mrs	A R	Miller
Mrs	T M	Mills
Mrs	M	Mitchell
Mrs	A	Monsellato
Mrs	J	Montague
Mrs	M	Montoomerv
Mrs	R	Morgan
Mrs	R M	Morgan
Mrs	K	Morgan-Davies
Mrs	C	Dudman
Mrs	M	Morris
Mrs	M	Morris
Mrs	H	Moses
Mrs	M	Moss
Mrs		Yannadas
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Mrs	J	Murrav
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Mrs	M	Norcross
Mrs	S	Nichols
Mrs	S	Nolan
Mrs	M	Oaklev
Mrs	M	O'Conner
Mrs	K	O'Neill
Mrs	K	Osood
Mrs	S	Park
Mrs	V A	Parker
Mrs	S	Parnell
Mrs	E	Pateman
Mrs	H	Paterson
Mrs	G	Paul
Mrs	C	Pavne
Mrs	G	Pdahtzur
Mrs	P	Pearse
Mrs	N	Pearson
Mrs	C	Peartree
Mrs	M D	Pollintine
Mrs	Y	Pontino
Mrs	I	Pratt
Mrs	C	Price
Mrs	M J	Price
Mrs	J	Price
Mrs	M	Pritchard
Mrs	E	Pritchard
Mrs	M E	Proctor
Mrs	J	Rae
Mrs	M	Rance
Mrs	S	Sheard
Mrs	J	Read
Mrs	D	Reading
Mrs	S	Radford
Mrs	L	Reeves
Mrs	J	Reid
Mrs	S	Rendle
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Mrs	H	Richardson
Mrs	P C	Richardson
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Mrs	J	Roft
Mrs		Rollason
Mrs	R	Rook
Mrs	P	Rose
Mrs	A	Rubinson
Mrs	E	Russell
Mrs	E	Rvder
Mrs	H	Saletes

Mrs	M J	Santarsiero
Mrs	K	Gerson
Mrs	A	Saunders
Mrs	G	Saunders
Mrs	M	Saunders
Mrs	S	Sawver
Mrs	L	Sclater
Mrs	Y	Seabrook
Mrs	M	Seaman
Mrs	D	Sells
Mrs	B	Sheehan
Mrs	S	Sheppard
Mrs	J	Shibber
Mrs	A	Short
Mrs	M	Simmons
Mrs	I	Simoson
Mrs	M	Simoson
Mrs	E R	Sims
Mrs	L	Sinoeaton
Mrs	M	Smith
Mrs	C M	Smith
Mrs	B J	Smith
Mrs	DCM	Smith
Mrs	M	Smith
Mrs	D M	Smith
Mrs	R	Smith
Mrs	K	Smith
Mrs	D M	Smith
Mrs	I	Smith
Mrs	G E	Smith
Mrs	R	Spaldina
Mrs	M	Speller
Mrs	D M	Spencer
Mrs	S	Sourling
Mrs	L	Stanlev
Mrs	M	Steinberg
Mrs	J	Stephens
Mrs	J	Stilwell
Mrs	J	Stone
Mrs	J A	John
Mrs	J S	Stranks
Mrs	G	Strauss
Mrs	S	Sweetina
Mrs	E	Svmonds
Mrs	G	Tarrant
Mrs	J	Tearle
Mrs		Thomson
Mrs	T	Thorpe
Mrs	D	Thorpe
Mrs	M	Tobias
Mrs	R	Todd
Mrs	W	Towill
Mrs	W K	Tuck
Mrs	A	Wallace
Mrs	Y	Vince
Mrs	E	Vine
Mrs	K	Vinton
Mrs		Vvse
Mrs	E	Wackrow
Mrs	J	Wilks
Mrs	R	Walters
Mrs	Z	Walters
Mrs	A	Waltham
Mrs	L	Watkins
Mrs	G	Watling
Mrs	S	Waxman
Mrs	J	Weinrich
Mrs	B	Welch
Mrs	S	Wells
Mrs	J	Wells
Mrs	C	White
Mrs	M	White
Mrs	S	Whitebread
Mrs	A	Whitham
Mrs	E	Wicks
Mrs	S	Williams
Mrs	M	Williams
Mrs	J M	Wilson
Mrs	R	Wilson
Mrs	V	Wintle
Mrs	J M	Wintle
Mrs	J	Woolaar
Mrs	J M	Young
Mrs	H M	Kina
Mrs &	J L	Bispham
Mrs &	E M	Davies

Mrs &	C	Gray
Mrs &	A E	Waring
Ms	S	Burden-Cooper
Ms	E	Folon
Ms	R	Leen
Ms	L	Leighton
Ms	J P	Lindsell
Ms	N	Morris
Ms	A	Sinclair
Ms	S	Sweetman
Ms	M	Wiggs
Ms	A	Adler
Ms	M	Anood
Ms	M	Baker
Ms	D	Bean
Ms	M	Berman
Ms	L	Bhania
Ms	S	Birch
Ms	D	Bracev
Ms	C	Brogan
Ms	M	Burgess
Ms	E	Burke
Ms	F	Carmicheal
Ms	A	Clarke & Mrs M
Ms	F	Clarkson
Ms	A	Cunningham
Ms	B	Dawson
Ms	J	Dear
Ms	L	Dedman
Ms	M	Diaferia
Ms	J G	Diblev
Ms	P	Gilbv
Ms	P	Diemal
Ms	C	Donnellv
Ms	C	Edwards
Ms	J	Edwards
Ms	K	Ellis
Ms	R	Lewin
Ms	B H	Jordan
Ms	R J	Frewin
Ms	G	Gathercole
Ms	N	Gauer
Ms	J	Gerber
Ms	J	Gilliland
Ms	L	Gince
Ms	M	Goodin
Ms	D	Goldsmith
Ms	V	Gowars
Ms	L	Green
Ms	M	Gregorv
Ms	N	Gunaratue
Ms	M	Hanson
Ms	Y	Harris
Ms	R	Havwood
Ms	L	Hirsh & T Elmaleh
Ms	A	Hunt
Ms	R	Ingram
Ms	C J T	James
Ms	D	Joscelvne
Ms	B A	Kellv
Ms	S	King
Ms	J	King
Ms	J	Lucas
Ms	J	Knighton
Ms	S	Kumar
Ms	S	Lakin
Ms	J	Lee
Ms	L	Leigh
Ms	M	Lewis
Ms	S	Lin
Ms	H	Maker
Ms	K	Manning
Ms	J	Mav
Ms	J	Maves
Ms	D	Mazurkiewicz
Ms	J	McCarten
Ms	J	McDonnell
Ms	J	McKean
Ms	S J	McLaurin
Ms	J	Metcalfe
Ms	G	Milner
Ms	A	Brooker
Ms	E	McMorran
Ms	C	Munns & Mr P
Ms	M	Orton & Eva Orton
Ms	J	O'Sullivan
Ms	A	Outouiwili

Ms	R	Papai
Ms	H	Parker
Ms	M	Patel
Ms	J	Peake
Ms	A	Peck
Ms	S	Perv
Ms	S	Peters
Ms	K	Peters
Ms	M	Phillips
Ms	V	Placks
Ms	S	Pollard
Ms	M	Reid
Ms	H	Rhodes
Ms	E	Richards
Ms	R	Robinson
Ms	P	Rooers
Ms	J	Bauncoallv
Ms	M	Roper
Ms	C	Rosers
Ms	S	Sandleson
Ms	A	Scott-Allan
Ms	V	Shah
Ms	L	Sharpe
Ms	E	Silman
Ms	S	Singer
Ms	L	Smith
Ms	J	Smithson
Ms	S	Squires
Ms	K	Stanlev
Ms	S	Solomons
Ms	F	Stoltzman
Ms	J	Studd
Ms	K	Taylor
Ms	I	Taylor
Ms	L	Thornton
Ms	V	Walker
Ms	L	Webb
Ms	C	Welsh
Ms	L	Westen
Ms	M	Wheatlev
Ms	L	Whisten
Ms	R	Winstine
Ms	L	Wolfe
Ms	J	Wood
Ms	H	Wolfson
Ms	K D	Wvatt
Ms	H	Zaorska
Ms	P	Stacev
Ms	L	Hails
Ms	D M	Green
Prof &	R	Clark
Rev	C	Jones
Rev &	J F	Miller
Rev. Dr.	B	Elliott
Revd	M	Carter
Sir	R	Sweetnam
		Ahluwalia
		Bailev
		Barnett
		Biake
		Biane

Those written to at Preferred Options stage: (Statutory and Non-Statutory Consultees)

The Victorian Society  
 Watford and District Talking  
 Hertsmere Conservative Association  
 Hertfordshire Archaeological Trust  
 Community Development Agency for  
 Bushev United Reformed Church  
 South Hertfordshire Footpaths  
 London Travel Watch  
 BADFA  
 Church of Christ Evangelical  
 Green Belt Council for Greater  
 Holy Cross Church Borehamwood  
 Potters Bar and District Society for  
 Potters Bar Labour Party  
 Bushev Heath Chamber of Trade  
 Hertfordshire Friends of the Earth  
 Barnet Meeting Room Trust  
 Hertfordshire Association for the  
 South Mimms & Ridge Protection  
 Hertfordshire Building Preservation  
 Retail Business Watch  
 The Bushev Forum  
 Land Access & Recreation  
 Potters Bar in Focus  
 Oxhey Village Environment Group  
 Old Haberdasher's Association  
 South West Herts Business Link  
 Barnet Friends of The Earth  
 WHOSE!  
 London Essex and Hertfordshire  
 Elstree and Borehamwood Green  
 SPOKES  
 North Mymms District Green Belt  
 Oulton Crescent Allotment Society  
 Airfields Environment Federation  
 Aldenham War Memorial Hall Trust  
 Letchmore Heath Village Trust  
 Attenborough Surgery  
 Bushev in Balance Residents Group  
 Hertsmere Conservative Group  
 Patchetts Green, Round Bush &  
 Potters Bar CVS  
 R V C - Hawkshead Lane  
 Watling Chase Community Forest  
 CPRE The Hertfordshire Society  
 Landmark Information Group  
 Commission for the New Towns  
 Ancient Monuments Society  
 The Potters Bar Society & PBIF  
 Save the Green Belt Association  
 Patchetts Green, Roundbush &  
 Watford Chamber of Commerce and  
 Potters Bar Society  
 Cherry Tree Lane Green Belt  
 Radlett Society and Green Belt  
 Weltech Centre  
 Network Watford  
 Local Agenda 21 Transport &  
 Hertfordshire Association for The  
 Bushev Museum  
 Bushev Conservation Group  
 Patchetts Green, Roundbush &  
 Potters Bar Society  
 Radlett Society & Green Belt  
 Potters Bar Society  
 Bushev Museum & Art Gallery  
 Bushev Conservative Club  
 Hertsmere Community Voluntary  
 Hertfordshire Gardens Trust  
 Campaign for Real Ale  
 Hertfordshire Gardens Trust  
 Hertfordshire Care Providers  
 CPRE Herts  
 RAID Residents Against  
 Potters Bar Society  
 Potters Bar Society  
 Potters Bar in Focus  
 Whose!  
 Metroline Bus Co.  
 Simons  
 Clapison

Kent Jones and Done  
 Heathways Residents' Association  
 Shenley Village Society  
 Potters Bar Congregation of  
 Bushev Mill Community Group  
 Bushev Residents Action Group  
 Golfwatch Residents' Association  
 Swanland Road Residents' Group  
 St Peter's Church  
 Hadley Wood Assoc. Council  
 Cranborne Residents Association  
 Parish of Bushev  
 Hertsmere Council for Voluntary  
 Haydon Hill House (Garden  
 Wroxham Residents Action Group  
 Merry Hill Residents Association  
 Bushev Residents Action Group  
 North Bushev Residents Group  
 Friends of Fishers Field  
 The Ridgeway Road Association  
 Heathways Residents Association  
 Haydon Hill House Flat Association  
 Warren Estate Residents Association  
 Manor Court Residents Association  
 Borehamwood Youth Football club  
 I C C Dry Cleaners  
 Going Places  
 Donaldsons  
 Tabard Rugby Football Club  
 Freedman Sharman & Co - Solicitors  
 Barclays Bank PLC  
 Fosters of Radlett  
 L J Cook & Sons  
 Baifour Newsagents - Co-operative  
 Savills  
 Hertfordshire Business Link  
 London Gazette Office  
 Paul Adams Associates  
 Alton Design Associates  
 Gascoigne Cecil Estates  
 King Sturge  
 A.C.P. Askew  
 Jones Lang Wootton  
 Wetherall Green and Smith  
 The Bell Cornwall Partnership  
 Whitbread  
 Betham Associates - Architects  
 David Blair & Company  
 Fuller Peiser  
 Luminar Leisure Ltd  
 Faulkners  
 Patchetts Equestrian Centre  
 Lafarge Aggregates Ltd  
 Robert Turley Associates  
 Healey & Baker  
 Bowman Planton Associates  
 Radlett Fruiters  
 Bio Products Laboratory  
 System Design & Engineering - NSS  
 Simon Cooper Associates  
 S J Berwin & Company  
 Boots the Chemists  
 The JTS Partnership, Barnard House  
 Swift Dry Cleaners  
 M D Associates  
 Tesco Stores Ltd  
 Beacon (Mimms) Ltd  
 Patchetts Equestrian Centre  
 Farrow & Hawkins Trust  
 Freeth Melhuish  
 Litchfield Associates  
 BTS Coaches Ltd  
 Gerald Eve  
 Stanley Hicks  
 Great Bear Group  
 AKH Associates  
 Hankinson Duckett Associates  
 Ian Harding Ltd  
 Old Road Securities PLC  
 J S Hunter & Sons  
 Howard Hutton Associates  
 J Trevor & Webster  
 J Sainsbury PLC  
 The Royal Veterinary College  
 Albany Life Assurance  
 Paramount Publishing Ltd  
 Amoco (UK) Productions Co

Land Securities Trillium  
 The Woodman Inn  
 Creative Office Design  
 Michael Burroughs Associates  
 Bridge International  
 Boots Properties PLC  
 Welcome Break Group Ltd  
 Marks and Spencer  
 Mobbs Environmental Investigations  
 Laboratory Cottage  
 Fibbens Fox Associates  
 DTZ Debenham Thoroe  
 Newland Brothers  
 Entec UK Ltd  
 Watford Mail Centre  
 Anthony Bowhill & Associates  
 Baker Pearce  
 Knight Strip Metals Limited  
 Network Legal  
 Clements (Watford) Ltd  
 B&Q PLC, c/o Lawson Price  
 Aldenham Sailing Club  
 Cluttons  
 Rinsler and Co  
 CB Richard Ellis  
 Nicoll Farm Stables  
 Aitchison Raffety  
 Matthews & Goodman  
 Watford Retail Group  
 Bellissima Shoes Ltd  
 Fisher Hogarth  
 Scott-Brown Partnership  
 Chapman Warren  
 James Barr & Son  
 Southgate Associates  
 Halifax Plc  
 Trewins  
 Canada Life Assurance Company  
 WHOSE!  
 Rabley's  
 Darnhills Ltd  
 Theoco  
 Tony Thorne Associates  
 Preston Bennett Partnership  
 Kestrel Grove Nursing Home  
 Harareaves Newberry Gvaell  
 Edge & Ellison (Solicitors)  
 Peacock and Smith  
 Robson & Walsh  
 Dalton Warner Davis  
 Brown & Co.  
 Patrick Farfan Associates Ltd  
 A.I.R Dev  
 Oaktree Landscape Garden Services  
 S & M Building  
 J Griffin Decorators  
 Manor Pharmacy  
 Millard Architects  
 BASE  
 North Bushev Newsagents  
 The British Wind Energy Association  
 KJD Solicitors  
 Lambert Smith Hampton  
 South West Herts Business  
 Generics (UK) Ltd  
 Elliott Burkeman Minton Group  
 Leidl Planning  
 Elstree Light & Power plc  
 Booth  
 Skelcev  
 Wren  
 Bailey  
 Taylor Hobbs & Partners  
 Gordon Spence Partnership  
 GHM Architects Ltd  
 Newlands Managements  
 Fisher Wilson Planning  
 Bellway Homes Ltd  
 DPDS Consulting Group  
 Robin Bretherick Associates  
 Broadway Malvan Ltd  
 Brown Associates  
 Tribal MJP  
 Cliff Walsingham & Company  
 Aocar Smith Planning  
 Littman Robeson  
 Shire Consulting

Planning Issues	Countryside Properties (Southern)	Defence Estates
Frank Timothy Associated Ltd	Cala Homes (South) Ltd.	Ministry of Defence
Architects Corporation Ltd	Lanesborough Estates	Crown Estate
Mono Consultants Limited	Home Builders Federation	Royal Town Planning Institute
Nathaniel Lichfield & Partners	Ashwell Developments Ltd	Hertfordshire Partnerships NHS
Gouch Planning Services	P&O Developments Ltd.	Veolia Water Partnership
King and Graham Chartered	P&O Properties	Hertfordshire County Fire Brigade
Preston Bennett Planning	Beazer Strategic Land	Hertfordshire Constabulary
Elsworth Svkes Planning	Octagon Developments Ltd.	Barnet Health Authority (NW Thames)
G L Hearn & Partners	Groundwork Hertfordshire	National Grid Property
Bover Planning	Wimpey Homes	Eastern Electricity Plc
DLA Town Planning Ltd	Redrow Homes (Eastern) Ltd.	Transco - North London Ltd
Rural Development Commission	Focus - Property Intelligence plc	West Anglian Great Northern
RPS Nicol Moor	Wimpey Homes	British Telecom (West London)
Development Planning Partnership	Caider Village Homes Limited	Environment Agency
CSJ Planning Consultants Ltd	Montagu Land	National Grid Transco
White Young Green Planning	Barratt Homes Limited. North London	Transco Network Analysis
Terrence O'Rourke	Scott Wilson	East of England Regional Assembly
Lawson Price Planning Consultancy	Jarvis Homes	Three Valleys Water Company Plc
Cannon Morgan & Rheinberg	David Wilson Homes	HM Prison Service Headquarters
Rolfe Judd Planning	Slough Estates plc	Hertsmere Borough Council Bushev
David Pantling Consultancy	Thornfield Developments	The Planning Inspectorate
Barker Parrv Town Planning	Village Homes	West Hertfordshire Health Authority
Vincent & Gorbina	Banner Homes Group plc	Hertsmere PCT
AtisReal	Fairview New Homes Ltd.	Countryside Agency (East of England)
Pearson Associates	Michael Shanly Homes	Sport England (East Region)
Pioneer Group of Companies	Brvant Homes	Network Rail (Town Planning)
British Land Corporation Ltd	Leach Homes	Railtrack plc
GMA Planning	Orion Group	Highways Agency
Phillips Planning Services Ltd	CConnell Land and New Homes	Southern Network Management
E M Pick Planning	Lafarge Aggregates Limited	The Forestry Commission
Cunnane Town Planning	Ridgeway Housing Association	Highways Agency
Carter Jonas	Beechwood Homes Ltd	Highways Agency
Montagu Evans	Grosvenor Individual Homes Ltd	North West Thames Regional Health
GR Planning Consultancy Ltd	Bovis Homes (Central Region)	Government Offices DTI Eastern
Strutt & Parker	Comoco Holdings Plc	NHS Executive
David Russell Associates	Post Office Property Holdings	English Nature - Essex Herts &
Bidwells Property Consultants	George Wimpey Strategic Land	Eastern Electricity Plc
RPS	Crest Partnership Homes Limited	North East Thames Regional Health
Shepard Robson	Tav Homes	Environment Agency
Colin Buchanan and Partners	Westbury Homes Ltd	Thameslink
CB Hillier Parker	Tavwood Homes Limited	County Architectural Liaison
The Planning Bureau Ltd	Estates and Development Dept.	The Countryside Agency
Hepher Dixon Ltd	Belgrave Land Ltd	Government Office for the East of
Indigo Planning	Fairclough Homes	National Trust
Wakelin Associates	Bishopswood Estates Ltd	Haringey Council
Buttery and Watson	South Midlands & Greater London	London Borough of Barnet
Barton Willmore Planning Partnership	McGuire Architecture & Design	North Hertfordshire District Council
Wilbraham Associates	Laino Homes Thames Valley	Three Rivers District Council
Planning Perspectives	George Wimpey South Midlands Ltd.	HCC Environment Department
MVM Planning	George Wimpey North London Ltd.	Planning Department London
Architects Co. Partnership	UK Property Investments	Greater London Authority
Jennifer Lambert Associates Ltd	Home Builders Federation	Welwyn Hatfield District Council
Rosenfelder Associates	Widacre Homes Ltd	Stevenage Borough Council
Phillips Planning Services Ltd	Scott Land Properties	HCC County Development Unit
Local Dialogue	Imperial Cancer Research Fund	Watford Borough Council
Indigo Planning Ltd.	National Institute for Biological	HCC Passenger Transport Unit
Jones Dav	Confederation of British Industry	HCC Highways House
Development Land & Planning	Thames Water Property Services	HCC Corporate Services Department
Stansgate Planning Consultants	Open Spaces Society	Hertfordshire County Council
McCarthy & Stone Ltd	The Ramblers' Association	St Albans City & District Council
Tetlow King Planning	The British Horse Society	London Borough of Harrow
John Anderson Planning	HSE Health & Safety Executive	HCC Environment Department
LEVVEL	East Anglia Tourist Board	HCC Director of Environment
Aocar Smith Planning	Countryside Management Service	HCC Fire & Rescue Service
Lennon Planning	East of England Tourist Board	Hertfordshire County Council
Pearce Planning Group	Hertfordshire Biological Records	HCC Forward Planning
Bellway Homes North London	English Golf Union	Broxbourne Borough Council
RPS Planning	Herts & Middlesex Wildlife Trust	HCC Environment Department
Devplan UK	National Farmers Union	Hertfordshire County Council
KJD Solicitors	The Royal Society for the Protection	London Borough of Enfield
Robson Planning Consultancy	Garden History Society	Hertfordshire County Council
Consensus Planning Ltd	Farming and Rural Conservation	HCC Environment Department
Stewart Ross Associates	The British Horse Society	Dacorum Borough Council
RD Planning & Land Consultant	The Woodland Trust Policy Office	East Herts District Council
David Ames Associates	The London Green Belt Council	Hertfordshire County Council County
Chris Thomas Ltd	Commission for Racial Equality	HCC Forward Planning
Wolf Band Planning	Society for Protection of Ancient	St Albans City & District Council
Wolf Band Planning on behalf of	British Horse Society	Hertfordshire County Council
National Grid Planning	Council for British Archaeology	Hertfordshire County Council
The Planning Bureau Limited	Advisory Council for the Education of	Hertfordshire County Council
Clivenden Homes	Jewish Care	Hertfordshire County Council County
Hightown Praetorian & Churches	Friends of the Earth	Barnet London Borough
John Laino Construction Ltd.	Royal Society for the Protection of	Aldenham Parish Council
Rialto Homes Ltd	EDAW	London Colney Parish Council
Tozers Solicitors	Department for Transport	Shenley Parish Council
Wrotham Park Settled Estates	Department of Health	Colney Heath Parish Council

North Mvms Parish Council  
 Ridee Parish Council  
 Elstree & Borehamwood Town  
 Watford Rural Parish Council  
 St Stephens Parish Council  
 Shenlev Parish Council  
 St Margaret's School  
 Newberries JMI School  
 Furzehill Middle School  
 St Hilda's School  
 Hertfordshire Learning and Skills  
 Hartswood Secondary School  
 Lvndhurst Middle School  
 Mount Grace School  
 The Education Centre  
 West Herts College  
 Bushev Meads School  
 Haberdashers Aske's School for Girls  
 International University  
 Haberdashers Aske's Boys School  
 Highwood JMI School  
 Immanuel College  
 Bushev Hall School  
 Queens' School  
 Longwood School and Nurserv  
 Hillside School  
 Middlesex University Business  
 Oaklands College  
 Dame Alice Owen's School  
 University of Hertfordshire  
 Herts Education Service  
 Bushev Library - Community  
 Cranborne Library  
 Radlett Library  
 Oakmere Library  
 The British Library  
 Local Studies Library  
 Hertfordshire County Library  
 Borehamwood Library  
 Middlesex University Library  
 Hightown Praetorian HA  
 Aldwvck Housing Association Ltd  
 Metropolitan Home Ownership  
 Drivers Jonas  
 Paradom Housing Group  
 Housing 21  
 Paddington Church Houses  
 William Sutton Homes  
 John Grooms Housing Association  
 Metropolitan Housing Partnership  
 Sanctuary Housing Association  
 Chiltern Hundreds Housing Assn.  
 Guinness Housing Trust  
 Airways Housing Association  
 Patchetts Green, Roundbush and  
 Hertfordshire Constabulary  
 Hertfordshire County Council  
 The Theatres Trust  
 UKLI  
 Hertfordshire Constabulary  
 Pro Planning  
 Olive Green Group  
 John Martin & Associates  
 Hertswood School / Hertfordshire  
 Planning Potential  
 Ottaways Solicitors  
 Harvev  
 Scott  
 Three Valleys Water PLC  
 Potters Bar in Focus  
 Wrotham Park Settled Estates  
 Planning Persoeqvies  
 CGMS Consulting  
 RPS Planning  
 GL Hearn Property Consultants  
 GHM Rock Townsend  
 St Modwen Developments Ltd  
 Edaw PLC  
 Caldecote Farm (Elstree) Limited  
 PGA Design Consulting  
 Mike Hastings Design  
 ADER  
 Muntean  
 Potters Bar in Focus  
 Birchville Court Care Home

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Mrs		Pownall
Mrs	C	Copeland
Miss	K	Concar
Mr		Hall
Mr	T	Jerrard
Mr	M	
Mr	A	Murrev
Mr	N	McGuckin
Mr	I	Anderson
Mr	D	Swaine
Mr&Mrs		Anaviotos
	A	Whitby
Cllr	Peter	Bourton
	John	Stade
Mr	Alex	Harvev
Mr		Svmmons
Mr&Mrs		Herbert
Mr&Mrs		Thomas
Mrs		Broad
Mrs		Price

	K	Bernard
	R	Blawes
	A & M	Simmons
	P	Brooks
	H	Cassidy
	P	Collins
	J	Cook
	L	Cooke & R Mead
	K	Ellis-Hall
	K	Game
	R	Harwood
	M	Hirsch
	C	Ivorv
	M	Johnson
	C	Kaprow
	S	Khan
	M	Tee
	P	Meech
	I	Mitchell
	F	Nasser
	P	Norwood
	L	Olins
	J	Periers
	B	Pigott
	S	Radlev
	J	Smith
	D	Tomlinson
	P	Webb
	N	Willow
Mrs	J	Peters
Mrs	P	Stacev
Rev	R	Earnes
Mr	J A	Plested
	A M	Homan
		Drivers Jonas
UKLI Ltd	S	Slatter
Mr	Garv	Petlev
Mrs	C	Fountain
Brioadier	J S	Rvder
Cllr	S	Cohen
Cllr	J H	Cowen
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Dr	M B	Connock
Dr & Dr	W	Thomson
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Drs		Farewell
L M & RM		Gomez
Ladv	C	Fairbairn
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Miss	S	Spreathurv
Miss	S A	Aldridge
Miss	F	Barker
Miss	J	Brown
Miss	M R	Burress
Miss	J	Bursheli
Miss	K	Bwwater
Miss	N J	Carter
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Miss	P	Clavton
Miss	C	Clutton
Miss	A	Cohen
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Miss	E A	Dean
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Miss	P	Dillien
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Miss	J	Inkster
Miss	J	Loman
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Miss	H M	Miller
Miss	S J	Moodv
Miss	D	Nicholls
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Miss	R C M	Pirie
Miss	S J	Pressland
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Miss	J	Randall
Miss	A	Rav
Miss	D M	Richardson
Miss	L	Rea
Miss	N P	Robertson
Miss	J	Robin
Miss	C	Smith
Miss	J	Smith
Miss	N	Svrefi
Miss	F	Sturt
Miss	H	Taylor
Miss	H J	Taylor
Miss	A	Temple
Miss	B E	Thomas
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Miss	A	Smith
Mr	T	Bromlev
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Mr	R J	Carmichael
Mr	G	Christie
Mr	M	Cole
Mr	M	Cooleston
Mr	S B	Richards
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Mr	N L	Dobbie
Mr	J	Evans
Mr	M	Francis
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Mr	J	Godfrev
Mr	A	Green
Mr	A D	Silverbeck
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Mr	A	Sheridan
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Mr	B	Amin
Mr	N A	Amouval
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Mr	R L	Archibald
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Mr	D	Ashbolt
Mr	T G	Ashman
Mr	V	Ashurst
Mr	R	Athwal
Mr	K	Atkins
Mr	F.H.	Atkinson
Mr	W	Attwood
Mr	J C	Baker
Mr	S	Balcomb
Mr	M	Ball
Mr	D	Ball
Mr	N	Ballantvne
Mr	M	Ballard
Mr	M G	Ballard
Mr	A A	Bankole
Mr	D J	Banks
Mr	W G	Bannister
Mr	D	Barclay
Mr	J	Beardwell
Mr	S.P.	Barfoot
Mr	G T C	Barnes
Mr	J C	Bass
Mr		Gill & Miss
Mr	N	Bassett
Mr	R	Battes
Mr	M	Beales
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Mr	J	Bibbins
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Mr	M G	Bianell
Mr	D E	Bilbe

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Mr	J	Biscoe
Mr	N	Black
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Mr	G	Blakeston
Mr	P R	Blakev
Mr	L	Kaneria
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Mr	E	Brewer
Mr	D	Brightv
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Mr		Brook
Mr	P	Brownlee
Mr	K	Brvan
Mr	R G	Buckingham
Mr	L	Krendel
Mr	J	Bulfalian
Mr	G	Bund
Mr	J	Bunker
Mr	G	Burkett
Mr	D J	Burnett
Mr	S	Burv
Mr	L	Busson
Mr	A K	Butler
Mr	S	Mahendran
Mr	J	Buttell
Mr	M C	Butterfield
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Mr	G	Caine
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Mr	C	Cannon
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Mr	C	Cole
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Mr	G	Cook
Mr	K	Cooklin
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Mr	J	Davev
Mr	A R	Davidson
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Mr	D	Davis
Mr	G B	Dawe
Mr	M	Dawson
Mr	H	Dawson
Mr	V	Dav
Mr	S	Dav
Mr	G	Deen
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Mr	A P	Dillien
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Mr	D	Dover
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Mr	J	Fort
Mr	R	Foster
Mr	I	Fowler
Mr	J	Francis & E
Mr	D	Frankland
Mr	M	Freedman
Mr	L	Fuller
Mr	P	Gardner
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Mr		Georgiou
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Mr	S B	Gibbs
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Mr	J W L	Gillams
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Mr	G	Goldman
Mr	R M	Gomez
Mr	R C L	Goodman
Mr	E	Gordon
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Mr	Y	Haribhai
Mr	C	Harkin
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Mr	A	Harvey
Mr	R	Hasselaar
Mr	J	Hathway
Mr	R	Hattrell
Mr	D E	Havens
Mr		Hawkins
Mr	J P	Haves
Mr	F	Havward
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Mr	M	Helver & Miss
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Mr	M	Hoban
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Mr	P	Hubbard
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Mr	M	Johnson
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Mr	P	Jones
Mr	D H	Jones
Mr	M	Jones
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Mr	A	Lakin
Mr	D M	Lane
Mr	D R	Lane
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Mr	R I	Lawrence
Mr	R A	Lawrence
Mr	R M	Lawson
Mr	P G	Lee
Mr	K	Lee
Mr	R	Leigh
Mr	L	Leigh
Mr	A	Leighton
Mr	R P	Leon
Mr	M	Lester
Mr	S	Lewis
Mr	A	Lewis
Mr	J	Lewis
Mr	E E	Lewis
Mr	R	Lewy
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Mr	R	Loader
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Mr	D	Lonman
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Mr	R	Millard
Mr	R	Millott
Mr	N	Taylor
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Mr	D	Mitchell
Mr	I E	Mitchell
Mr	D	Mitchell
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Mr	R	Moore
Mr	G	Moreton
Mr	D	Moran
Mr	M J	Moran

Mr	G	Morrish
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Mr	A L	O'Brien
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Mr	C	Plested
Mr	Denis	Plum
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Mr	R L	Stone
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Mr	M	Swerdlow
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Mr	M	Tarring
Mr	M	Taverner
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Mr	A R	Taylor
Mr	J	Keaveney
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Mr	D	Taylor
Mr	D	Taylor
Mr	G	Taylor
Mr	G	Taylor
Mr	P	Thatcher
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Mr	O	Thorne
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Mr	J	Watson
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Mr	J	Webster
Mr	N	Weil
Mr	B J	Weller
Mr	T	Wells
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Mr	R	West
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Mr	E	White
Mr	M E	Whitehead
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Mr	A B	Wiggs

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Mr	K	Williams
Mr	T	Williamson
Mr	T	Wilmott
Mr	B	Wilson
Mr	R	Wilson
Mr	M	Wimhurst
Mr	D	Winton
Mr	M S	Withev
Mr	J	Witt
Mr	D	Wood
Mr	L	Wood
Mr	J	Merrens
Mr	R	Woods
Mr	A.J.	Woolidge
Mr	G	Wren
Mr	G	Wright
Mr	A W	Wright
Mr	J	Wright
Mr	L	Wright
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Mr	A	Davey
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Mr	C	Owen
Mr	J	Forman
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Mr & Dr	E.D.	Kirwan
Mr & Miss	J	Turner
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Mr & Mrs	A	Capouccini
Mr & Mrs	P B	Cautlev
Mr & Mrs	D	Chick
Mr & Mrs	C & J	Cook
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Mr & Mrs	R G	England
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Mr & Mrs	E	Garnham
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Mr & Mrs	J	Gazdar
Mr & Mrs	N	Gladstone
Mr & Mrs	S D	Grav
Mr & Mrs	H	Guard
Mr & Mrs	R M	Harris
Mr & Mrs		Hawes
Mr & Mrs	P A	Haworth
Mr & Mrs	T	Hewson
Mr & Mrs		Jackson
Mr & Mrs		Johnson
Mr & Mrs	J	Kanena
Mr & Mrs	M	King
Mr & Mrs	A T	King
Mr & Mrs		Lane
Mr & Mrs	I G	Luetchford
Mr & Mrs	P	Lupson
Mr & Mrs	P & S	Morse
Mr & Mrs	L	Mvdat
Mr & Mrs	S	Paddison
Mr & Mrs	D	Pampel
Mr & Mrs	C	Pearce
Mr & Mrs		Scott
Mr & Mrs	S A H	Scuffham
Mr & Mrs	A	Smith & Mr & Mrs
Mr & Mrs	D	Soelzini
Mr & Mrs	L G	Stern
Mr & Mrs		Thornton
Mr & Mrs	J C	Townshend
Mr & Mrs	G W F	Walker
Mr & Mrs		Wachtel
Mr & Mrs		Williams

Mr & Mrs	O	Wvoer
Mr & Mrs	J	Abraham
Mr & Mrs	P J	Akers
Mr & Mrs		Alexander
Mr & Mrs	G G	Alexander
Mr & Mrs	D	Allen
Mr & Mrs	K	Alltree
Mr & Mrs	M	Ames
Mr & Mrs	N	Anaviotos
Mr & Mrs	H	Anthony
Mr & Mrs	T	Aolin
Mr & Mrs	P	Appievard
Mr & Mrs	M	Archibald
Mr & Mrs	T J	Ashby
Mr & Mrs	R	Ashenden
Mr & Mrs	R	Atkins
Mr & Mrs	B	Austin
Mr & Mrs	R	Axtell
Mr & Mrs	F.A.	Avling
Mr & Mrs	M S	Avres
Mr & Mrs		Beckett
Mr & Mrs		Bainbridge
Mr & Mrs	K W	Baines
Mr & Mrs	J	Baker
Mr & Mrs	R	Baker
Mr & Mrs	A	Barnett
Mr & Mrs	M I	Batchelder
Mr & Mrs		Batchelor
Mr & Mrs	C	Bates
Mr & Mrs	C	Beadle
Mr & Mrs	A	Beale
Mr & Mrs	J P	Behrman
Mr & Mrs	S	Bell
Mr & Mrs	G & J	Bell
Mr & Mrs	P	Benedict
Mr & Mrs		Bennett
Mr & Mrs	A	Benstead
Mr & Mrs	M S	Bermanoe
Mr & Mrs	P	Besser
Mr & Mrs	F	Biddle
Mr & Mrs		Black
Mr & Mrs		Blake
Mr & Mrs	I	Steiner
Mr & Mrs	J P	Boland
Mr & Mrs	P	Borrett
Mr & Mrs		Bradv
Mr & Mrs	L	Brafman
Mr & Mrs	G	Brandon
Mr & Mrs	W E	Brant
Mr & Mrs	L	Braverv
Mr & Mrs	R	Brazell
Mr & Mrs	S L	Brice
Mr & Mrs	S	Brine
Mr & Mrs	S	Bristow & family
Mr & Mrs	I	Brittain
Mr & Mrs	J	Broad
Mr & Mrs	D.C.	Brothers
Mr & Mrs		Brown
Mr & Mrs	K & H	Browne
Mr & Mrs	R	Thomson
Mr & Mrs	J	Burchell
Mr & Mrs	K	Burcess
Mr & Mrs	M	Burnett
Mr & Mrs	P	Burrldoe
Mr & Mrs	R	Burton
Mr & Mrs		Burton
Mr & Mrs	K B	Butler
Mr & Mrs	D	Caells
Mr & Mrs	D	Cannon
Mr & Mrs	C	Capstick
Mr & Mrs	L	Carlton
Mr & Mrs	A	Casman
Mr & Mrs	S	Caterer
Mr & Mrs	L	Cazin
Mr & Mrs		Chalklev
Mr & Mrs	S	Chaolin
Mr & Mrs	J	Clapp
Mr & Mrs	P	Clark
Mr & Mrs	J	Clark
Mr & Mrs	P B	Clarke
Mr & Mrs	R	Clav
Mr & Mrs	K	Clifford
Mr & Mrs	E P & B	Clinton
Mr & Mrs		Clough
Mr & Mrs	G	Cohen
Mr & Mrs	M	Cohen
Mr & Mrs	P	Coleman



Mr & Mrs	P & M	Collis
Mr & Mrs	S	Compton
Mr & Mrs		Connellv
Mr & Mrs	W J & B	Connisbee
Mr & Mrs	A	Connor
Mr & Mrs	J	Lemer
Mr & Mrs	A I	Conwav
Mr & Mrs	J D	Cook
Mr & Mrs		Cook
Mr & Mrs	A	Coppola
Mr & Mrs	A C	Corke
Mr & Mrs		Costello
Mr & Mrs	K	Costi
Mr & Mrs	J	Court
Mr & Mrs	S	Craig
Mr & Mrs		Oke
Mr & Mrs	A	Crosby
Mr & Mrs		Dalv
Mr & Mrs	V	Danenale
Mr & Mrs	K	Davev
Mr & Mrs		Davis
Mr & Mrs	R	Dav
Mr & Mrs		Deacen
Mr & Mrs	W	Deem
Mr & Mrs	W	Delanev
Mr & Mrs		Derrick
Mr & Mrs	R	Dhunnoo
Mr & Mrs	J A	Dickson
Mr & Mrs		Dolev
Mr & Mrs	M	Donnellv
Mr & Mrs	V	Dove
Mr & Mrs		Dowilton
Mr & Mrs	A E	Draper
Mr & Mrs		Fabivi
Mr & Mrs	J	Durkin
Mr & Mrs	M	Eagle
Mr & Mrs	A	Edmunds
Mr & Mrs	W L	Edwards
Mr & Mrs	K	Edwards
Mr & Mrs	R	Edwell
Mr & Mrs	J	Elerton
Mr & Mrs	D	Elliot
Mr & Mrs	W	Ellis
Mr & Mrs		Epstein
Mr & Mrs	D J	Evans
Mr & Mrs	D	Evans
Mr & Mrs	R	Fahv
Mr & Mrs		Fennell
Mr & Mrs	B T	Field
Mr & Mrs	H	Field
Mr & Mrs	A	Fielden
Mr & Mrs	M	Fisher
Mr & Mrs		Fitzgerald
Mr & Mrs	J	Fitzpatrick
Mr & Mrs		Foote
Mr & Mrs		Fordham
Mr & Mrs	J E	Foster
Mr & Mrs	P & F	Freedman
Mr & Mrs	H	Freedman
Mr & Mrs	SMC & A	Freeman
Mr & Mrs	L	Frost
Mr & Mrs		Frost
Mr & Mrs	S	Frot
Mr & Mrs	I	Fyfe
Mr & Mrs	R	Gale
Mr & Mrs		Ganda & family
Mr & Mrs	P K	Gardiner
Mr & Mrs		Gell
Mr & Mrs	G	Genn
Mr & Mrs	C C	Georoe
Mr & Mrs	J	Gerrard
Mr & Mrs	M	Gerred
Mr & Mrs	A	Gerred
Mr & Mrs	M	Gershon
Mr & Mrs	O A	Gilbert
Mr & Mrs	R	Gilbert
Mr & Mrs	G	Gillam
Mr & Mrs	A	Gladwin
Mr & Mrs		Glazer
Mr & Mrs	R	Goalen
Mr & Mrs		Goff
Mr & Mrs	S	Goldsmith
Mr & Mrs	P	Goodrum
Mr & Mrs	J	Gorrod
Mr & Mrs		Graham
Mr & Mrs	P	Grahame
Mr & Mrs		Grant

Mr & Mrs	M	Greaney
Mr & Mrs	V	Green
Mr & Mrs	A	Green
Mr & Mrs		Greenaway
Mr & Mrs	E W	Gregory
Mr & Mrs		Griffiths
Mr & Mrs	M	Grillo
Mr & Mrs	A	Gullv
Mr & Mrs	J	Hackev
Mr & Mrs	R M	Hale
Mr & Mrs	P	Hall
Mr & Mrs	D	Hall
Mr & Mrs	E C	Hand
Mr & Mrs	M	Haniff
Mr & Mrs		Hanner
Mr & Mrs	D	Hanson
Mr & Mrs	W	Hanwell
Mr & Mrs	E	Hardman
Mr & Mrs	T	Harman
Mr & Mrs	M A	Harris
Mr & Mrs	P	Hartnell
Mr & Mrs	D	Harvey
Mr & Mrs	D	Hatter
Mr & Mrs	M	Hatter
Mr & Mrs		Hatton
Mr & Mrs	J	Hawkeshortt
Mr & Mrs		Hayward
Mr & Mrs	H	Haywood
Mr & Mrs		Heard
Mr & Mrs	P	Hellard
Mr & Mrs	R	Helman
Mr & Mrs	A & J	Henderson
Mr & Mrs	V	Hewiett
Mr & Mrs	D J	Hickey
Mr & Mrs	E B	Hill
Mr & Mrs	W	Hillman
Mr & Mrs	C	Hinds
Mr & Mrs	P J	Hinshelwood
Mr & Mrs	I	Hoddes
Mr & Mrs	G	Hodson
Mr & Mrs	R J	Holmes
Mr & Mrs		Hopkins
Mr & Mrs	G	Horne
Mr & Mrs	J	Hornsby
Mr & Mrs	D	Horwood
Mr & Mrs	R	Howard
Mr & Mrs	S	Huohes
Mr & Mrs	S	Hurlev
Mr & Mrs	T J	Hurlev
Mr & Mrs	D	Hurst
Mr & Mrs	L	Hvams
Mr & Mrs	E	Jacques
Mr & Mrs	J S D	Jarvis
Mr & Mrs	J	Jebbott
Mr & Mrs	A J I	Jenninas
Mr & Mrs	M	Joiner
Mr & Mrs	K	Jones
Mr & Mrs		Kareh
Mr & Mrs	S	Katz
Mr & Mrs	R	Katzenbera
Mr & Mrs	S	Kave
Mr & Mrs	G M	Kellv
Mr & Mrs	D	Kellv
Mr & Mrs		Kennev
Mr & Mrs		Kent
Mr & Mrs		Kindell
Mr & Mrs	R	King
Mr & Mrs		Kinaslev
Mr & Mrs	L	Kinaston
Mr & Mrs	J V	Kisbv
Mr & Mrs	C	Klein
Mr & Mrs	J	Knott
Mr & Mrs	M	Ladmore
Mr & Mrs	A	Lane
Mr & Mrs		Lanalev
Mr & Mrs	J	Laroe
Mr & Mrs	P	Laroe
Mr & Mrs	B	Larner
Mr & Mrs	J	Latimer
Mr & Mrs	M	Lawrence
Mr & Mrs	A	Lawther
Mr & Mrs	R	Lees
Mr & Mrs	G M	Leonard
Mr & Mrs	W	Levene
Mr & Mrs	N A	Leverton
Mr & Mrs	L N	Lewis
Mr & Mrs		Lim

Mr & Mrs	P	Limerick
Mr & Mrs	R	Lock
Mr & Mrs	J	Loan
Mr & Mrs	E	Lowe
Mr & Mrs	K	Lucas
Mr & Mrs	V	Lvall
Mr & Mrs		Lvnch
Mr & Mrs	T	MacDonald
Mr & Mrs	R	Mahoney
Mr & Mrs	I H	Main
Mr & Mrs		Maitland
Mr & Mrs	R & J	Mann
Mr & Mrs	J	Manning
Mr & Mrs	C	Mansell
Mr & Mrs	S	Marett
Mr & Mrs	W	Marsterson
Mr & Mrs		Dora
Mr & Mrs	E J	Marvnoik
Mr & Mrs	J	Mason
Mr & Mrs		Matcheswale &
Mr & Mrs	P	Manhire
Mr & Mrs	A M	McCarthy
Mr & Mrs	B M	McFarlane
Mr & Mrs	C	McLeod
Mr & Mrs	S P	McNamara
Mr & Mrs		McNicholas
Mr & Mrs	D	Melville
Mr & Mrs	S	Mideaen
Mr & Mrs	J	Miller
Mr & Mrs	S	Milne
Mr & Mrs	A	Mitchell
Mr & Mrs	J & N	Crawford
Mr & Mrs	D	Moon
Mr & Mrs	G W J	Morgan
Mr & Mrs	C	Morris
Mr & Mrs	R	Morris
Mr & Mrs		Moser & family
Mr & Mrs	A J	Muckell
Mr & Mrs		Murphv
Mr & Mrs	K	Murphv
Mr & Mrs	D	Muthumala
Mr & Mrs		Mver
Mr & Mrs	E S	Nanson
Mr & Mrs	J	Nathan
Mr & Mrs	B P	Navar
Mr & Mrs	D	Nembhard
Mr & Mrs	S	Greenfield
Mr & Mrs	L	Newman
Mr & Mrs	C	Newman
Mr & Mrs	A D	Nicholls
Mr & Mrs	R	Nicoll
Mr & Mrs	S J	Noakes
Mr & Mrs		Noosman &
Mr & Mrs		Not
Mr & Mrs	K	Newstead
Mr & Mrs	E	O'Brien & Mr
Mr & Mrs	R	O'Neil
Mr & Mrs	R	Onslow
Mr & Mrs	M	Ormesher
Mr & Mrs	L	Ortega
Mr & Mrs		Osborne
Mr & Mrs	J	Owen
Mr & Mrs	K	Panaviotou
Mr & Mrs	D	Pannick
Mr & Mrs	J	Parfett
Mr & Mrs	G	Park
Mr & Mrs		Parnell
Mr & Mrs		Patel
Mr & Mrs	R	Patel
Mr & Mrs	H	Patel
Mr & Mrs	N H	Paterson
Mr & Mrs	J	Paterson
Mr & Mrs		Patrick
Mr & Mrs	NL	Pavne
Mr & Mrs	N	Pavne
Mr & Mrs	C	Pavne
Mr & Mrs	E R	Peachev
Mr & Mrs	E K	Pedersen
Mr & Mrs	E	Peopemell
Mr & Mrs	E	Perkins
Mr & Mrs	P	Perkins
Mr & Mrs	C	Person
Mr & Mrs	D & C	Peten
Mr & Mrs	M	Phillios
Mr & Mrs	A	Pike
Mr & Mrs		Pinnock
Mr & Mrs		Platt

Mr & Mrs		Price
Mr & Mrs	C	Prosser
Mr & Mrs		Psaras
Mr & Mrs	D	Quinn
Mr & Mrs	R A	Radcliffe
Mr & Mrs	R	Rand
Mr & Mrs		Randall
Mr & Mrs	J	Ratcliffe
Mr & Mrs	A	Rav
Mr & Mrs	L	Reid
Mr & Mrs	H & C	Casman
Mr & Mrs	S	Rich
Mr & Mrs	L C	Richardson
Mr & Mrs	C J	Rickard
Mr & Mrs	J	Rickards
Mr & Mrs	M	Ridoe
Mr & Mrs	C	Rimell
Mr & Mrs	K	Robinson
Mr & Mrs		Roff
Mr & Mrs	M	Rodgers
Mr & Mrs	T	Rodgers
Mr & Mrs	R	Rodgers
Mr & Mrs	J	Rogers
Mr & Mrs	R	Rollette
Mr & Mrs		Rolph
Mr & Mrs	I	Livinston
Mr & Mrs	G	Ross
Mr & Mrs	D	Ross
Mr & Mrs	J	Rother
Mr & Mrs	E	Rowe
Mr & Mrs	D J	Rowson
Mr & Mrs	C	Rudd
Mr & Mrs	F D	Russell
Mr & Mrs	E	Rutherford
Mr & Mrs	P	Saccars
Mr & Mrs	K	Missah
Mr & Mrs	K	Saward
Mr & Mrs	Z	Schoeoe
Mr & Mrs	R S	Scott
Mr & Mrs	J	Scott & familv
Mr & Mrs	G	Crosse-Scrutton
Mr & Mrs	S	Selwvn
Mr & Mrs	B	Shah
Mr & Mrs	D	Shaw
Mr & Mrs	P	Shaver
Mr & Mrs	P	Sheehan
Mr & Mrs	M H	Sheffield
Mr & Mrs	R	Shepherd
Mr & Mrs	R	Shribs
Mr & Mrs	I	Silkstone
Mr & Mrs	R J	Simmons
Mr & Mrs	J	Simoson
Mr & Mrs		Simpson
Mr & Mrs	A	Sirendan
Mr & Mrs		Smidall
Mr & Mrs	K	Smith
Mr & Mrs	V	Smith
Mr & Mrs	P A	Smith
Mr & Mrs	P	Smith
Mr & Mrs	H H	Smith
Mr & Mrs	D	Smith
Mr & Mrs	A R	Smith
Mr & Mrs	G	Smvth
Mr & Mrs		Southern & familv
Mr & Mrs	A R	Spavin
Mr & Mrs	F	Steinbera
Mr & Mrs	S	Steinbera
Mr & Mrs	J	Stevens
Mr & Mrs	S	Stevens
Mr & Mrs		Stickland
Mr & Mrs	H J	Stoneham
Mr & Mrs	G	Strack
Mr & Mrs	H	Swan
Mr & Mrs	J	Swan
Mr & Mrs	S	Sweeting
Mr & Mrs	M	Svmons
Mr & Mrs		Tana
Mr & Mrs	N	Taylor
Mr & Mrs	D	Tavior
Mr & Mrs	I	Templeton
Mr & Mrs		Thomas
Mr & Mrs	R	Thomson
Mr & Mrs		Thomson
Mr & Mrs	G	Tillev
Mr & Mrs	J	Tkaczvk
Mr & Mrs	H	Toch
Mr & Mrs	M	Townsend

Mr & Mrs		Tredear
Mr & Mrs		Trott
Mr & Mrs	M	Turko
Mr & Mrs	M	Vanderael
Mr & Mrs	H	Vanstraten
Mr & Mrs		Vincent
Mr & Mrs	D	Vinev
Mr & Mrs	G	Walker
Mr & Mrs	R	Wallace
Mr & Mrs	M	Wallis
Mr & Mrs	E	Walton
Mr & Mrs	A	Ward
Mr & Mrs	M	Warne
Mr & Mrs	N	Warner
Mr & Mrs	W	Warren
Mr & Mrs	J	Warren
Mr & Mrs	A	Watts
Mr & Mrs		Watts
Mr & Mrs	G A	Watts
Mr & Mrs	M	Webster
Mr & Mrs		Webster
Mr & Mrs	D	Weeks
Mr & Mrs	R	Whelan
Mr & Mrs		White
Mr & Mrs	E	White
Mr & Mrs	C R	White
Mr & Mrs	A	Whitehead
Mr & Mrs	T	Wilkins
Mr & Mrs	J E	Williams
Mr & Mrs	M	Williams
Mr & Mrs	G	Williams
Mr & Mrs	E	Williams
Mr & Mrs	A	Williams
Mr & Mrs	K	Willis
Mr & Mrs	R	Wilox
Mr & Mrs	R	Wilson
Mr & Mrs	P	Wilson
Mr & Mrs	E	Wilson
Mr & Mrs	A	Wiltshire
Mr & Mrs	G	Winfield
Mr & Mrs	D	Wing
Mr & Mrs	R	Wise
Mr & Mrs	P	Wood
Mr & Mrs	D	Worswick
Mr & Mrs		Wright
Mr & Mrs		Wuolesworth
Mr & Mrs	G	Wvatt
Mr & Mrs	P	Wvatt
Mr & Mrs	T R	Yates
Mr & Mrs		Yefet
Mr & Mrs	C J	Yull
Mr & Mrs	R	James
Mr & Mrs	L	Blustin
Mr & Ms	P	Moss
Mr & Ms	P	Trevayne
Mr & Ms	J	Wiaas
Mr & Ms	A	Bevan
Mr & Ms		Campbell
Mr & Ms	A	Shah
Mr & Ms	C	Curran
Mr & Ms	C	Douglass
Mr & Ms		Hickey
Mr & Ms	A	Parker
Mr & Ms		Lathwell
Mr & Ms		Phillios
Mr & Ms	D	Reid
Mr & Ms	P	Sherrard
Mr & Ms	K	Simmonds
Mr & Ms		Walker
Mr & Ms		Walton
Mr /Mrs		Talson
Mr and Mrs		Freedland
Mr and Mrs		Knight
Mr and Mrs		Arod
Mr and Mrs	J	Balsdon
Mr and Mrs	C	Beesiev
Mr and Mrs	A	Benhamos
Mr and Mrs	E J	Bishop
Mr and Mrs		Bowman
Mr and Mrs	A E	Burr
Mr and Mrs	E S	Butchins
Mr and Mrs	J	Clark
Mr and Mrs	D	Cooper
Mr and Mrs		Cowlev
Mr and Mrs	P G	Dale
Mr and Mrs	J	Duddv
Mr and Mrs	R	Gale

Mr and Mrs	A	Haines
Mr and Mrs	T	Hanrahan
Mr and Mrs		Harwin
Mr and Mrs		Homewood
Mr and Mrs		Humohrevs
Mr and Mrs	A	Hunter
Mr and Mrs	D	Ixer
Mr and Mrs	D	Jolly
Mr and Mrs		Jones
Mr and Mrs	P	Jones
Mr and Mrs		Kemble
Mr and Mrs		Klust
Mr and Mrs	C	Ledden
Mr and Mrs	J & G	Levick
Mr and Mrs	D J	Mason
Mr and Mrs	J	O'Bov
Mr and Mrs	R	O'Connor
Mr and Mrs	P	O'Donoghue
Mr and Mrs	I	Palfrernan
Mr and Mrs	M	Peck
Mr and Mrs	W R	Pritchard
Mr and Mrs	A	Rist
Mr and Mrs		Sharp
Mr and Mrs		Shepherd
Mr and Mrs	J	Short
Mr and Mrs		Smith
Mr and Mrs		Smith
Mr and Mrs	G	Steward
Mr and Mrs	M E	Stovev
Mr and Mrs	R	Taylor
Mr and Mrs	R	Tebbs
Mr and Mrs	G	Waller
Mr and Mrs	V	Patel
Mr and Mrs	S	Wicks
Mr and Mrs		Wright
Mr and Mrs		Thomas
Mr Mrs	N	Eckland
Mr	E J	Dawes
Mr & Mrs	A	Meier
Mr / Mrs	L	Hudspeth
Mr / Mrs	R	Lloyd-Owen & P
Mr/Mrs	J	Norrish
Mr/Mrs	L	Brown
Mr/Mrs		Davies
Mr/Mrs	C	Haxell
Mr/Mrs	R	Patel
Mr/Ms	C	Campbell
Mr/Ms	M	Clearv
Mr/Ms		Cunningham
Mr/Ms	O	Falworth
Mr/Ms	T	Hicnett
Mr/Ms	D	Humpage
Mr/Ms	J	Jennet
Mr/Ms	J	Reith
Mr/Ms	M	Rintala
Mr/Ms	T	Shaw
Mr/Ms	P R T	Sheen
Mr/Ms	W	Silver
Mr/Ms	W	Wowies
Mr/Ms	G	Abbs
Mr/Ms	A	Abrahams
Mr/Ms	J	Allen
Mr/Ms	P	Ambridae
Mr/Ms	D	Angel
Mr/Ms	R	Angell
Mr/Ms	D	Archer
Mr/Ms	L	Ardeman
Mr/Ms	P	Armstrong
Mr/Ms	J	Asaria
Mr/Ms	C	Baird
Mr/Ms	C	Baker
Mr/Ms	A	Baker
Mr/Ms		Baker
Mr/Ms	R	Baldrige
Mr/Ms		Baldwin
Mr/Ms	B	Barcook
Mr/Ms	C D	Barker
Mr/Ms	E	Bass
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Mr/Ms	R	Baw
Mr/Ms		Beaton
Mr/Ms		Beaufils
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Mr/Ms	D	Bennett
Mr/Ms	P	Bird
Mr/Ms	R	Biscoe
Mr/Ms	P	Blake

Mr/Ms	J	Bland
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Mr/Ms	A	Boswell
Mr/Ms	C	Bourke
Mr/Ms	T	Bowden
Mr/Ms	B	Bowler
Mr/Ms	P D	Bowles
Mr/Ms	A	Brady
Mr/Ms	N	Branman
Mr/Ms	S	Brewer
Mr/Ms	D	Brodie
Mr/Ms	E A	Brooks
Mr/Ms	C	Brown
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Mr/Ms	K	Burns
Mr/Ms	D	Burton
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Mr/Ms	J	Carter
Mr/Ms	M	Catchpole
Mr/Ms	D	Chaplin
Mr/Ms		Chapman
Mr/Ms	S	Chapman
Mr/Ms	R C	Checklev
Mr/Ms	D	Cheeseman
Mr/Ms	C	Christoforn
Mr/Ms	M	Clark
Mr/Ms	R	Clark
Mr/Ms	S	Clarke
Mr/Ms	P	Cochett
Mr/Ms	G	Cohen
Mr/Ms	D	Cohen
Mr/Ms	A	Cohen
Mr/Ms	S	Cole
Mr/Ms	D	Cole
Mr/Ms	C	Coleman
Mr/Ms	R	Colen
Mr/Ms	B	Connolly
Mr/Ms	S	Cook
Mr/Ms	M	Cooper
Mr/Ms	D	Coppins
Mr/Ms	L S	Cornish
Mr/Ms	E V	Court
Mr/Ms	D	Cox
Mr/Ms	J	Craig
Mr/Ms	L	Cramer
Mr/Ms	J	Cuizer
Mr/Ms	T P	Davis
Mr/Ms	P	Davis
Mr/Ms	E	de Bernard
Mr/Ms	A	Dell
Mr/Ms	S	Dennev
Mr/Ms	A	Dennrv
Mr/Ms	A	Denton
Mr/Ms	M	Dibden
Mr/Ms	C	Difobio
Mr/Ms	V	Dleareco
Mr/Ms	F	Dobrin
Mr/Ms	J	Dodwell
Mr/Ms	M	Doneo
Mr/Ms	L	Dunham
Mr/Ms	E	Dunk
Mr/Ms	M	Eddon
Mr/Ms	D	Edwards
Mr/Ms		Edwards
Mr/Ms	L	Eldridge
Mr/Ms	A	Ellis
Mr/Ms	C	Everitt
Mr/Ms	K	Fairbairu
Mr/Ms	C	Fantain
Mr/Ms	S	Felqueiras
Mr/Ms	R	Ferrv
Mr/Ms	J	Fieldina
Mr/Ms	J	Fieldina
Mr/Ms	P	Fieser
Mr/Ms	N	Frankel
Mr/Ms	S	Fraser
Mr/Ms	P	Freedman
Mr/Ms	F	Frewin
Mr/Ms	G	Frost
Mr/Ms	D	Fuchs
Mr/Ms	V	Fulche
Mr/Ms	H	Gafan
Mr/Ms	C	Game
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Mr/Ms	J	Gavin
Mr/Ms	A	Gibbs
Mr/Ms	N	Gluchsten
Mr/Ms	A	Godlmain
Mr/Ms	R	Goldman
Mr/Ms	A	Goldsmith
Mr/Ms	S	Goldsmith
Mr/Ms	T	Gounaris
Mr/Ms	T	Graffard
Mr/Ms	C	Graham
Mr/Ms		Grant
Mr/Ms	B	Green
Mr/Ms	A	Green
Mr/Ms	D	Gurrev
Mr/Ms	F	Hall
Mr/Ms	S	Hancock
Mr/Ms	M	Harman
Mr/Ms	M	Harmes
Mr/Ms		Haroley
Mr/Ms	W	Harrison
Mr/Ms	K	Hayward
Mr/Ms	S	Hearn
Mr/Ms	S	Henningham
Mr/Ms	D	Hertz
Mr/Ms	A	Hikanva
Mr/Ms	D	Hiron
Mr/Ms	K	Hite
Mr/Ms	B	Hodan
Mr/Ms	G	Hodate
Mr/Ms	N	Hoiden
Mr/Ms	S	Holland
Mr/Ms		Holland
Mr/Ms	D	Holmes
Mr/Ms	M	Hubbuet
Mr/Ms	M	Jackson
Mr/Ms	J	Jackson
Mr/Ms	A	Jacobson
Mr/Ms	E	Jacobson
Mr/Ms	C	Jeakias
Mr/Ms	T	Jearrad
Mr/Ms	J	Jenner
Mr/Ms		Jippina
Mr/Ms	D	Jollv
Mr/Ms	W	Jonas
Mr/Ms	S	Jones
Mr/Ms	M	Kav
Mr/Ms	K	Khurram Manzoor
Mr/Ms	T	Kolker
Mr/Ms	K	Koupparis
Mr/Ms		Lambert
Mr/Ms	M	Lancelev
Mr/Ms	D	Landes
Mr/Ms	M	Laurier
Mr/Ms	C	Lawlor
Mr/Ms		Lawrence
Mr/Ms	N	Lawrence
Mr/Ms	G	Lawrence
Mr/Ms	M	Lazarus
Mr/Ms	J	Leslie
Mr/Ms	M	Levant
Mr/Ms	L	Leventhal
Mr/Ms	K	Mcl.eod
Mr/Ms		Littlechild
Mr/Ms	W J	Livv
Mr/Ms	P	Lowther
Mr/Ms	W	Ludiow
Mr/Ms	S	Luk
Mr/Ms	M	Lvons
Mr/Ms	M	Macavov
Mr/Ms	S	Madden
Mr/Ms	M	Males
Mr/Ms	J	Malonev
Mr/Ms	R	Marchant
Mr/Ms	A	Marchant
Mr/Ms	A	Martin
Mr/Ms	T	Matthews
Mr/Ms	D	Maxfield
Mr/Ms	P	McDonald
Mr/Ms	B	McDonauch
Mr/Ms	S	Mehdvoun
Mr/Ms	A	Miller
Mr/Ms	G	Moorcroft
Mr/Ms	J	Morewood
Mr/Ms	B S	Morris
Mr/Ms	R	Munroe
Mr/Ms	S	Nelken
Mr/Ms	C	Newman

Mr/Ms	R	Newnelly
Mr/Ms	F	Newson
Mr/Ms	V	Newton
Mr/Ms	M	Nicholson
Mr/Ms	F	Noakes
Mr/Ms	R S	Noise
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