

## Issues and Options – Full breakdown of responses to suggested options

### 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.	92 61.3%	21 14.0%
(b) If required new homes cannot be delivered through option a), allocate both brownfield and Green Belt sites.	28 18.7%	89 59.3%
(c) If required new homes cannot be delivered through option a), development of allotment sites.	21 14.0%	90 60.0%
(d) If required new homes cannot be delivered through option a), development of surplus employment land.	88 58.7%	26 17.3%

### Issue 2: Affordable housing

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	63 42.0%	37 24.7%
(b) Lower the affordable housing trigger threshold.	45 30.0%	56 37.3%
(c) Raise the minimum proportion of affordable housing units to be delivered.	40 26.7%	58 38.7%
(d) An increased proportion of key worker or 'shared ownership' housing.	67 44.7%	34 22.7%
(e) Require developers to provide financial contributions for affordable housing on smaller schemes.	70 46.7%	30 20.0%
(f) Continue and promote the rural exceptions policy in Hertsmere.	75 50.0%	26 17.3%

### 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.	92 61.3%	21 14.0%

### 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.	57 38.0%	38 25.3%
(b) New housing in locations accessible by a variety of transport modes to be considered at a density greater than 50 homes per hectare.	46 30.7%	51 34.0%
(c) Consider the design and scale of new house building on site-by-site basis.	95 63.3%	11 7.0%
(d) Set out circumstances where housing can be considered at a density of less than 30 homes per hectare.	72 48.0%	30 20.0%

### 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.	52 34.7%	51 34.0%
(b) A limit on the amount of large residential plots redeveloped to provide smaller houses or flats.	81 54.0%	30 20.0%
(c) No specific limits on the number of residential plots redeveloped to provide smaller houses or flats.	39 26.0%	66 44.0%

### Issue 6: Gypsies and Travellers

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	84 56.0%	13 8.7%
(b) Additional provision in Hertsmere for Gypsy and Traveller pitched focusing on the extension of existing sites and / or the development of new sites.	24 16.0%	71 47.3%

### Issue 7: The scale of new development

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	56 37.3%	25 16.7%
(b) The scale of new commercial development should be proportionate to the size and scale of the town in which it is located.	82 54.7%	21 14.0%
(c) Commercial development should be primarily steered towards previously developed land in Borehamwood, Potters Bar, Bushey and Radlett (in that order).	87 58.0%	16 10.2%

### 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.	57 38.0%	28 18.7%
(b) Requiring larger residential development sites to provide a variety of other facilities.	79 52.7%	24 16.0%
(c) Require developers to provide financial contributions for community facilities and infrastructure including a tariff or standard charge on smaller housing schemes.	80 53.3%	18 12.0%
(d) Allowing conversion of some residential properties for key local community facilities.	54 36.0%	41 27.3%

### Issue 9 :Status of the Green Belt

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	72 48.0%	29 19.3%
(b) Extend the Green Belt, including incorporation of areas of safeguarded land.	74 49.3%	38 25.3%

### 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.	65 43.3%	19 12.7%
(b) Pro-active provision of appropriate rural and countryside facilities.	70 46.7%	20 13.3%
(c) Require developers to provide financial contributions to expand and improve countryside rights of way.	67 44.7%	28 18.7%
(d) Increase controls over land use and provision of facilities within the countryside.	70 46.7%	26 17.3%

### Issue 11: Renewable energy

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	39 26.0%	38 25.3%
(b) A greater emphasis on the energy requirements of new development.	97 64.7%	4 2.7%
(c) Provide for more renewable energy.	92 61.3%	8 5.3%

### Issue 12: Employment

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	38 25.3%	28 18.7%
(b) A market-led approach.	39 26.0%	44 29.3%
(c) Phased release of protected employment land over time for housing.	60 40.0%	28 18.7%
(d) Phased release of protected employment land over time for mixed use development.	59 39.3%	27 18.0%
(e) Going for growth.	28 18.7%	46 30.7%
(f) Promoting the film and television industry in Hertsmere by relaxing some planning requirements.	80 53.3%	17 11.3%

### 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.	66 44.0%	29 19.3%
(b) Reflect the high levels of car ownership in the Borough by maximising and accommodating car use.	60 40.0%	37 24.7%
(c) Encourage the use of alternative modes where appropriate, acknowledging the need for car use elsewhere.	91 60.7%	15 10.0%

### Issue 14: Town centres and shopping

Options	Do You:	
	Support this option?	Object to this option?
(a) Maintain the current policy position.	40 26.7%	33 22.0%
(b) Review town centre boundaries and shopping area definitions.	61 40.7%	16 10.7%
(c) Consolidation of retail growth in Borehamwood and Potters Bar (Darkes Lane).	60 40.0%	11 7.3%
(d) Greater protection of town and neighbourhood centre shopping facilities.	78 52.0%	6 4.0%
(e) Encouragement of a balanced evening economy.	73 48.7%	12 8.0%
(f) Maximise re-development opportunities.	55 36.7%	23 15.3%