

Appendix 6  
Question 20 to  
Question 25



## Report Settings Summary

Event	<b>Local Plan Issues &amp; Options November 2017</b>
Total Responses	<b>22,707</b>
Total Respondents	<b>2,376</b>
Filtered Responses	<b>261</b>
Filtered Respondents	<b>255</b>
Questions	<p><b>Question 20</b></p> <p><b>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</b></p> <p><b>Yes/No</b></p> <p><i>If no, please explain what changes you would like to see and why. Where possible support your answer with reference to any evidence.</i></p>
Filter	<i>(none)</i>
Consultation Point(s)	<b>ID-4764256-QUESTION-20</b>
Pivot	<i>(none)</i>
Document Name	Question 20 - Summary Report
Created on	2019-04-18 07:45:55
Created by	Strategic Planning Admin

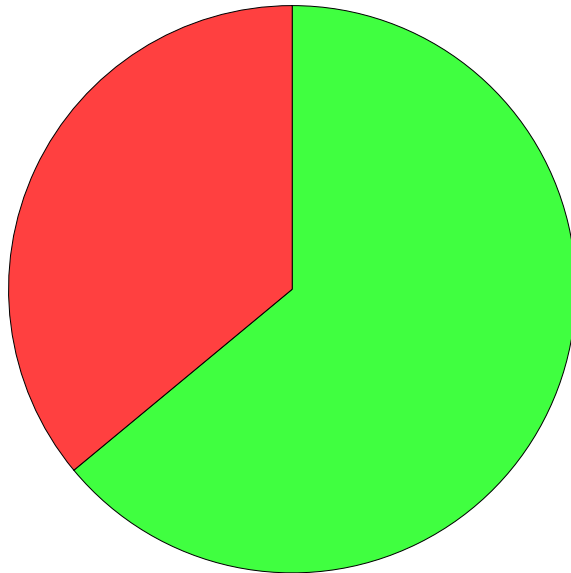
## Your Opinion

Question responses: **261 (100.00%)**

## Question 20

Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?

Yes/No

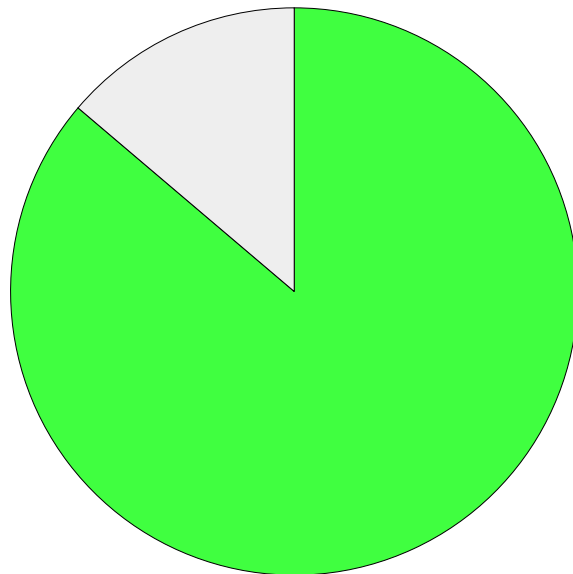


	% Total	% Answer	Count
Yes	63.98%	63.98%	167
No	36.02%	36.02%	94
Total	100.00%	100.00%	261

## Responses

Question responses: **225 (86.21%)**

Please add your response here

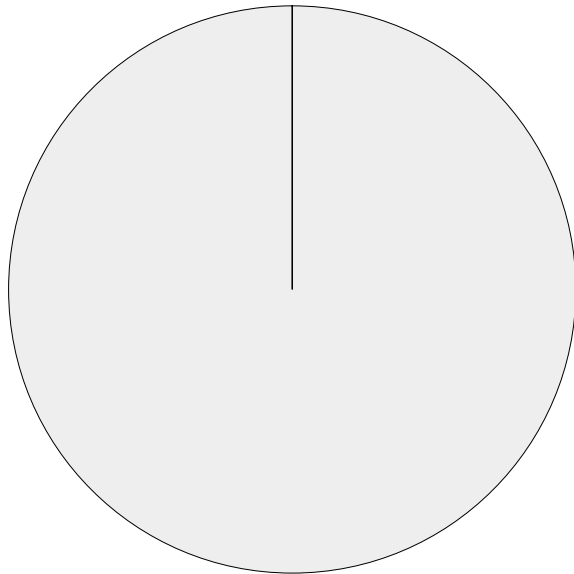


	% Total	% Answer	Count
<span style="color: green;">■</span> Responses	86.21%	100.00%	225
<span style="color: grey;">■</span> No Response	13.79%	--	36
Total	100.00%	100.00%	261

## Supporting evidence

Question responses: **0 (0.00%)**

Please upload any additional evidence you may have to support your response



	% Total	% Answer	Count
<input checked="" type="checkbox"/> Responses with File(s) Uploaded	0.00%	0%	0
<input type="checkbox"/> Responses with No Uploads	100.00%	--	261
Total	100.00%	0%	261

## Issues and Options All Responses to Question 20

<b>Number</b>	Question 20
<b>ID</b>	LPIO89
<b>Full Name</b>	Mr John Lilley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO182
<b>Full Name</b>	Mr John Shaw
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO218
<b>Full Name</b>	Mr Martin Cotton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Defining the FEMA is one thing. Having any influence on economic activity within it is another. I have no confidence in DBC's ability in this area.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO335
<b>Full Name</b>	Mr David Stanier
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO422
<b>Full Name</b>	Mrs Carole Freed
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO423
<b>Full Name</b>	Mrs Carole Freed
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO457
<b>Full Name</b>	Ms Julia Marshall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO672



<b>Full Name</b>	Mr David Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO868
<b>Full Name</b>	Mr Stephen Bevan
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO1111
<b>Full Name</b>	Miss Melanie Mackney
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO1214
<b>Full Name</b>	Mr Bernard Richardson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	

<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO1616
<b>Full Name</b>	Mrs Susan Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Where does London stand in this? Our excellent railway links to London surely requires it to be factored in.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO1619
<b>Full Name</b>	Mr John Ingleby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO1621
<b>Full Name</b>	Mr John Ingleby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO1687
<b>Full Name</b>	Ms G Puddiphatt
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I don't agree with the FEMA covering the same area as the Housing Market Area. FEMA should remain in towns only.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO1799
<b>Full Name</b>	Mrs Pamela Kingsland
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO1881
<b>Full Name</b>	Mr Richard Case
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes this seems largely correct. Sitting in the west of that area though there is also a lot of connection with Buckinghamshire especially Aylesbury, Amersham and Chesham.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO2166
<b>Full Name</b>	Mr Les Mosco
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Our whole area is close to London and fast train routes and commuting. It is difficult to ascertain what our local

	economic area is. Much of Dacorum is intermingled with Buckinghamshire and Bedfordshire, how is that accounted for?
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO2168
<b>Full Name</b>	Mr Les Mosco
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Our whole area is close to London and fast train routes and commuting. It is difficult to ascertain what our local economic area is. Much of Dacorum is intermingled with Buckinghamshire and Bedfordshire, how is that accounted for?
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO2325
<b>Full Name</b>	Mr George Bull
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO2405
<b>Full Name</b>	Dr Nick Hodsdon
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Any commercial development should be aimed at creating local jobs for local people and not encourage an influx of workers from outside the area who will subsequently be looking for local housing. This approach will help manage the demand for local housing.

<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO2479
<b>Full Name</b>	Mr Timothy Copeman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO2656
<b>Full Name</b>	Mr Alan Andrews
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO2707
<b>Full Name</b>	Mrs Marriott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Not if all councils are not in agreement
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO2874
<b>Full Name</b>	Mr Antony Harbidge
<b>Company / Organisation</b>	Berkhamsted Residents Action Group (BRAG)
<b>Position</b>	Chairman
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO2965
<b>Full Name</b>	Mr Ivor Eisenstadt
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	St Albans should clearly be included as it's area contains a significant development site that will feed off of the Hemel infrastructure. We trust in our local officials to ensure that Dacorum receives a fair share of both the housing allocation and supporting infrastructure.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO2966
<b>Full Name</b>	Mr Ivor Eisenstadt
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	St Albans should clearly be included as it's area contains a significant development site that will feed off of the Hemel infrastructure. We trust in our local officials to ensure that Dacorum receives a fair share of both the housing allocation and supporting infrastructure.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO3086
<b>Full Name</b>	mr hugh siegle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	

<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO3158
<b>Full Name</b>	Mr John Walker
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO3368
<b>Full Name</b>	Mrs Margaret Stanier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO3428
<b>Full Name</b>	Mrs Ann Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>This does not take into account the characteristics of the areas into which they are placed. Kings Langley has some mention with regard to Wayside Farm being a suitable site for a business park.</p> <p>Yet it is at the entrance to an historic village with a small community feel. The roads and train facilities are at breaking point and the area regularly is at a standstill when there are problems with the M1 or M25.</p> <p>It cannot sustain such an increase that a business community with all the workers arriving and departing, deliveries, visitors etc that each day would bring on top of what we have already.</p>

<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO3579
<b>Full Name</b>	Mrs Sandra Jackson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>You only briefly mention that residents in Dacorum need links to London, but train capacity is already full and there are no options to increase trains from Euston to our area, so future developments are flawed before they start due to new residents not being able to access London easily.</p> <p>It doesn't matter how you define a FHMA or HMA or whatever acronym, because if transport between home, work and leisure activities continues to be awful and degenerates further due to new developments, then life quality for all reduces further.</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO3702
<b>Full Name</b>	Mr Andrew Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO3826
<b>Full Name</b>	Mr Michael Arrowsmith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	



<b>Number</b>	Question 20
<b>ID</b>	LPIO3830
<b>Full Name</b>	Mr Michael Arrowsmith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO3900
<b>Full Name</b>	Dr Rachael Frost
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	For SW Herts area, yes this seems reasonable. But this doesn't account for the strong links with London and much commuting to there.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO4136
<b>Full Name</b>	Mr Graham Hoad
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	AVDC and Bucks is also important for Tring.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO4296
<b>Full Name</b>	Mrs Caroline Hargrove
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	St Albans no different to Bovingdon ,KL and chipperfield
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO4385
<b>Full Name</b>	Mr Adrian Bate
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO4454
<b>Full Name</b>	Mr Robert Bailey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	When considering Berkhamsted it has a huge percentage of commuters and will not necessarily be in line with other areas in the S W Herts FEMA.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO4711
<b>Full Name</b>	Mr Keith Bradbury
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO5042
<b>Full Name</b>	Mr Chris Lumb

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Since a high proportion of residents in the Housing Management Area (HMA) will be people who commute to London by train for their work, the definition of need for the local FEMA needs to be carried out with care.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO5212
<b>Full Name</b>	Mr Gareth Morris
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO5494
<b>Full Name</b>	Mr Garrick Stevens
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Agree that it should cover a similar area – but there is no mention of proximity to London and fast train routes. The HMA is significant commuter area for the London Arc thus creating unpleasant levels of congestion on the motorways, A41 and A4146. This does not appear to be addressed.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO5550
<b>Full Name</b>	Mr Peter Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	It neglects two important factors. As many of these areas are dormitories of London with substantial commuter numbers it is difficult to ascertain what constitutes our local economic area. The impact, or non-cooperation, of St. Albans and Three Rivers must be taken into account.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO5870
<b>Full Name</b>	Mr Michael Lelieveld
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	We concur with the response provided by Berkhamsted Town Council to this question.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO5895
<b>Full Name</b>	Mr Grahame Partridge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO5969
<b>Full Name</b>	Ms Fiona Coulling
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	

<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO6084
<b>Full Name</b>	Mr Richard Tregoning
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes and St Albans as the City in the Centre in the heart of this area must live up to its responsibility
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO6428
<b>Full Name</b>	Mr Nicholas Ring
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I don't agree with the FEMA covering the same area as the Housing Market Area. FEMA should remain in towns only and not villages.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO6467
<b>Full Name</b>	Mrs anna silsby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Dacorum is not one economic area. With reference to previous comments there is a clear distinction between Hemel Hempstead and the rest of Dacorum. Both in type of housing; type of business and general income levels. As such the definition is flawed and unsuitable for policy planning.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO6662

<b>Full Name</b>	miss Daphne Kirst
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	We don't need more offices. There are plenty of empty ones.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO6789
<b>Full Name</b>	Mr Geoff Latham
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO6994
<b>Full Name</b>	mr michael hicks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	more notice should be taken of beds herts and bucks which have large developments coming up
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO7110
<b>Full Name</b>	Mr & Mrs Fox
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>BRAG RESPONSE TO Q20 (FULL DOC ATTACHED TO Q46)</p> <p>Question 20</p> <p><i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO7321
<b>Full Name</b>	Brian and Heidi Norris
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>We fully understand the need for additional housing in this country, but it should not be to the detriment of towns such as ours. We do not intend to reply to the 46 questions one by one, but support the answers given by the Berkhamsted Citizens' Association and the Berkhamsted Residents Action Group and support Option 1B in the Strategy Plan. Even this number of 600 further homes is, in our view, more than enough, but we understand that is an existing commitment.</p> <p>BRAG response to Question 20 (please note full document is attached to Q46)</p> <p>Question 20</p> <p><i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO7374
<b>Full Name</b>	Mrs Helen Harding
<b>Company / Organisation</b>	Chiltern & South Bucks District Council

<b>Position</b>	Principal Planner
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Thank you for consulting Chiltern and South Bucks District Council and for your continuing engagement on Duty to Co-operate matters with the Councils in relation to the emerging Dacorum Plan and the joint Local Plan Chiltern and South Bucks.</p> <p>I attach the response of Chiltern and South Bucks District Council on your reg 18 Issues and Options consultation.</p> <p>The response has been agreed with the Chiltern District Council Portfolio Holder for Sustainable Development, Councillor Peter Martin.</p> <p>The response of the South Bucks District Council Portfolio Holder for Sustainable Development, Councillor John Read is currently awaited at the time of sending this email. If there are any changes to this response in the light of comments which he may wish to make I will contact you straight away.</p> <p>20 and 21 – Employment</p> <p>For employment, the Functional Economic Market Area for Dacorum is the same area as the Housing Market Area. There is an estimated need for 18 hectares for office space. At present there is no target for industrial / warehousing land as there are a number of matters still to resolve on this. The Councils would like to be kept informed as to the progress on defining a target, the scale of strategic employment locations and their impact on the transport network.</p> <p>full doc attached to q46</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO7419
<b>Full Name</b>	Vivien Stovold
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>It is vital the Council control development in a manner to ensure that public utilities and the infrastructure, together with education and health services, can effectively cope with the expansion.</p>



Include files	
Number	Question 20
ID	LPIO7862
Full Name	Dr Peter Chapman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 20
ID	LPIO7946
Full Name	Mr Norman Groves
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I would like to confirm that I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. BRAG RESPONSE TO Q20 YES
Include files	
Number	Question 20
ID	LPIO7995
Full Name	Mr Michael Nidd
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>  <i>No comment</i>
Include files	
Number	Question 20

<b>ID</b>	LPIO8067
<b>Full Name</b>	Hertsmere Borough Council
<b>Company / Organisation</b>	Hertsmere Borough Council
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Q.20 - Functional Economic Market Area - yes</b></p> <p>The definitions of the Housing Market Area and Functional Economic Market Area referred to in the document are agreed.</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO8442
<b>Full Name</b>	Mr Peter Shell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Because of the above I am not in a position to myself provide detailed answers to all the questions, but have seen the response prepared by BRAG and agree with their comments which should also be regarded as my own.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO8542
<b>Full Name</b>	Mrs Sarah Rees
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO8569
<b>Full Name</b>	Helen & Stuart Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action group have responded in full to the issues and options consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation the we wish DBC to duplicate BRAG's responses under our name.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO8618
<b>Full Name</b>	Spencer Holmes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO8732
Full Name	Mrs Pat Berkley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I/we request you accept this as confirmation that I/we wish DBC to duplicate BRAG's responses under my/our name.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO8831
Full Name	Mr Lawrence Sutton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you</p>

	<p>accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO9001
<b>Full Name</b>	David Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO9021
<b>Full Name</b>	Mrs Susan Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO9765
<b>Full Name</b>	Aly MacLean
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you

	<p>accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO9813
<b>Full Name</b>	Mr Paul Wardle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO9988
<b>Full Name</b>	mr Kevin Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options'

	<p>consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO10036
<b>Full Name</b>	Jill Mewha
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO10105
<b>Full Name</b>	Melanie Frankel
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation.</p>

	<p>To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO10153
<b>Full Name</b>	Natalie Crane
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO10210
<b>Full Name</b>	Mr Tim Beeby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes



<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO10257
<b>Full Name</b>	John and Jane Beeley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>.....</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO10307
<b>Full Name</b>	Kathleen Lally
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I am writing in response to the latest plan for housing development in Berkhamsted, most of which suggests an excessive and impractical number of new houses. I have read your Local Plan 2017 and I have read the reply of Berkhamsted Residents' Action Group (BRAG) and agree that <u>Option 1B is the only option acceptable.</u></p> <p>I agree entirely with the BRAG response to your plan.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO10355
Full Name	J&P Savage
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Secondly, the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO10421
Full Name	Mr Daniel Parry
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO10470
Full Name	David Burbidge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, <b><u>I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name</u></b></p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO10520
Full Name	Mr Stephen Doughty
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>I would however like to make a few specific comments.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO10568
Full Name	Mr Roger Petts
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO10615
Full Name	Simon Chilton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO10665
Full Name	Sally and David Williams
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please register as support for BRAG's submission.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO10713
Full Name	Mrs Jenny Jenkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to emphasise a few of the most important points within that response that I strongly agree with:</p>

	<b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO10806
<b>Full Name</b>	Grant Imlah
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Moreover i am aware that The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO10859
<b>Full Name</b>	Sheila Dawkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have studied the above plan, accessed the BRAG website, and attended the Berkhamsted Citizens Association Visioning Evening on 15 November and the Berkhamsted Town Council presentation on 22 November.</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in</p>

	<p>the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO10907
<b>Full Name</b>	Jean Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO10956
<b>Full Name</b>	Christopher Stafford
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20

ID	LPIO11007
Full Name	Mrs Patti Whittle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO11053
Full Name	J M Thomas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 20
ID	LPIO11134
Full Name	Cally Emmas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 20



ID	LPIO11181
Full Name	Mr Neil Aitchison
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes but this should be subject to review if needs change.
Include files	
Number	Question 20
ID	LPIO11228
Full Name	Jon Rollit
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO11278
Full Name	Kate Locke
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In addition I would reiterate the extensive points made in the BRAG response to the 'Issues & Options'

	<p>consultation. I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. The Berkhamsted Residents Action Group (BRAG) has responded in full.</p> <p>In addition, I like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO11366
<b>Full Name</b>	Ms Lorraine Gilmore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>BRAG has responded in full to the 'Issues &amp; Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish Dacorum Borough Council (DBC) to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasise some of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO11415
<b>Full Name</b>	Conian
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	I am writing in response to the current consultation to register my views on the proposals.

	<p>As the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and to avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response, to add some of my own comments.</p> <p>....</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO11604
<b>Full Name</b>	Janet and James Honour
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO11759
<b>Full Name</b>	Edmund Hobley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</p> <p>...</p> <p><b>Brag Response to question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO11909
<b>Full Name</b>	Janet Mason
<b>Company / Organisation</b>	Berkhamsted Town Council
<b>Position</b>	Town Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO11956
<b>Full Name</b>	Dee Sells
<b>Company / Organisation</b>	Markyate Parish Council
<b>Position</b>	Parish Clerk/ RFO
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<b>Yes</b>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO12056

Full Name	David Wilyman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 20. Please note full document is attached to Question 46</p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO12148
Full Name	Ray Dann
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p> <p>Standard BRAG response to Question 20. Please note full document is attached to Q46.</p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO12212

Full Name	Douglas & Christina Billington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO12291
Full Name	Richard Frankel
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 20. Please note full document is attached to Question 46.</p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO12353
Full Name	Mr Brian Kazer

Company / Organisation	Tring in Transition
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 20
ID	LPIO12435
Full Name	Judy Halden
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 20. Please note full document is attached to Question 46.</p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO12483
Full Name	Meenakshi Jefferys
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p>

	<p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO12530
<b>Full Name</b>	Mrs Jane Barrett
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response for Question 20. Please note full document is attached to Question 46.</p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO12579
<b>Full Name</b>	mr paul healy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation.



	<p>To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO12629
<b>Full Name</b>	Merrick Marshall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasise just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO12678
<b>Full Name</b>	Monika & Casper Gibilaro
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under our name</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO12726
Full Name	Lorna Ginn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Here are my comments on the new Local Plan</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO12775
Full Name	Mr Raymond Phipps
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	<p>I wish to comment as follows to the Strategic Options Consultations. In general I follow the comments made by BRAG.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO12822
Full Name	Ingrid Carola McKenna
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>In addition, I draw attention to some of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO12870
Full Name	Mr Stephen Lally
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>Rather than repeat the BRAG response, with which I completely agree, I will highlight some key points that are important to me.</b></p>

	... <b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO12924
<b>Full Name</b>	Jon Whittle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO12973
<b>Full Name</b>	Edward Keane
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p>

	<p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO13022
<b>Full Name</b>	Bettina Deuse
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</p> <p>...</p> <p><b>BRAG response to question 20 below (full BRAG response see question 46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO13075
<b>Full Name</b>	Mr Paul Tinworth
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I wish to express my full agreement with the response from the Berkhamsted Residents Action Group regarding Dacorum's Local Plan.</b></p> <p>...</p>

	<b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO13123
<b>Full Name</b>	Hilary Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</b>  ... <b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO13189
<b>Full Name</b>	Mr J G Botha
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	St Albans should be included in FEMA. Kings Langley does not need office space as it is a village. Therefore Hemel Hempstead which has a large commercial district should be expanded but only if there is a need.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO13386

Full Name	Mrs Christine Mitchell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes
Include files	
Number	Question 20
ID	LPIO13387
Full Name	Mr Alan Mitchell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes
Include files	
Number	Question 20
ID	LPIO13457
Full Name	Mrs Catherine Imber
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>Q20 Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study? <u>YES</u></b></p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p>

	<b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO13505
<b>Full Name</b>	Deborah Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO13560
<b>Full Name</b>	Mr Alan O'Neill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p>



	<b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO13613
<b>Full Name</b>	Sue O'Neill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO13675
<b>Full Name</b>	Tim Uden
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p>

	<p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO13740
<b>Full Name</b>	Edward Hatley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request that you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO13790
<b>Full Name</b>	Mr Roger Didham
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p>

	<b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO13845
<b>Full Name</b>	Alex Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO14015
<b>Full Name</b>	Danny Jennings
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I would like to register our joint support of the opinions of Berkhamsted Town Council, Berkhamsted Residents Action Group and the Berkhamsted Citizens Association regarding Dacorum's Local Plan.</b></p> <p>...</p>

	<b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO14064
<b>Full Name</b>	Mr John Goffey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<b>In order to avoid duplication, we request that DBC consider this response as supportive of all the points raised by Berkhamsted Residents Action Group (BRAG) in their comprehensive response to the DBC <i>Issues and Options</i> document. We would, in addition, like to add the following points concerning Question 33 of the above document.</b>  ... <b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO14112
<b>Full Name</b>	Sue Elleray
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b>

	.. <b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO14163
<b>Full Name</b>	Mr Richard White
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<b>I disagree with the Dacorum Local Plan proposals for the reasons stated in the BRAG response</b> ... <b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO14305
<b>Full Name</b>	Ms Vicky Tattle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.  However, I would like to take this opportunity emphasize just a few of the most important points within that response.  <b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	

Number	Question 20
ID	LPIO14392
Full Name	Ray Tattle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO14441
Full Name	Giselle Okin
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20

<b>ID</b>	LPIO14490
<b>Full Name</b>	Mr David Griffin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><i>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</i></p> <p><i>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</i></p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO14767
<b>Full Name</b>	Ms Paula Farnham
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has (or will be) responded (ing) in full to the 'Issues &amp; Options' consultation. I could make similar comments in response, but in order to make this simple, please accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p>However, I would like to take this opportunity to emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>

<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO14838
<b>Full Name</b>	Bev Mckenna
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues &amp; Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, please take this as confirmation that I wish DBC to duplicate BRAG’s responses under my name.</b></p> <p><b>In addition, I draw attention to some of the most important points within that response</b></p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO14885
<b>Full Name</b>	Mr Michael Curry
<b>Company / Organisation</b>	Tring Town Council
<b>Position</b>	Town Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>There is a clear logic to the approach running along a radial transport corridor from London. There is concern on the impact that the scale of growth at a regional level – AVDC, Central Beds, and the proposed Oxford/Cambridge arc – will have in this area of Hertfordshire</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO14941
<b>Full Name</b>	Malcolm and Jill Allen
<b>Company / Organisation</b>	



Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, I/we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO14990
Full Name	Mr Clive Freestone
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO15040

Full Name	Mr & Mrs D A Simmons
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation.</p> <p>We request you accept this summary as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>We would like to take this opportunity to emphasize a few of the most important points within that response, <b><i>in particular our response to Q25.</i></b></p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO15221
Full Name	Sue Tiley
Company / Organisation	Welwyn Hatfield Borough Council
Position	Planning Policy and Implementation Manager
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The SW Herts Economic Study's definition of the SW Herts Functional Economic Market Area (FEMA), covers the whole local authority areas of Dacorum, Hertsmere, St Albans, Three Rivers and Watford. The Welwyn Hatfield evidence has identified that St Albans falls with the Welwyn Hatfield Functional Economic Market Area.</p> <p>Accordingly, and in line with the Duty to Cooperate, there will need to be continuing dialogue between Welwyn Hatfield and the SW Herts authorities on matters to do with employment growth and employment land supply.</p> <p>In this respect, it is generally acknowledged that employment forecasts fluctuate from year to year, and need to be kept under regular review. Account will need to be taken of economic cycles, the size of the working age population, commuting levels and provision elsewhere in the FEMA when deriving appropriate jobs targets.</p>
Include files	

Number	Question 20
ID	LPIO15267
Full Name	Caroline Manson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I would like to register my views on the current consultation regarding the proposed developments in Dacorum and in particular Berkhamsted, where I have been a resident for over 20 years.</p> <p>I am attaching the more detailed comments compiled by the Berkhamsted Residents Action Group, which I fully support.</p> <p>Thank you for your consideration of my views and I hope that you will make a decision which protects the current character of our beautiful Market Town.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20: Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</b></p> <p><b>Yes</b></p>
Include files	
Number	Question 20
ID	LPIO15319
Full Name	Mr Alan Conway
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has already responded to the Issues &amp; Options Consultation. I have studied their comments and confirm that I support the arguments put forward in their submission.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p>

	<b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO15368
<b>Full Name</b>	Sue Wolstenholme
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I write in support of the submission made by the Berkhamsted Residents Action Group who have written and represented very clearly the views of many Berkhamsted Residents.</p> <p>Standard <b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO15430
<b>Full Name</b>	Nick Hanling
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and I have attached their reponse which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p>

	<b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO15478
<b>Full Name</b>	Sarah and Nigel Tester
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and I have attached their reponse which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO15534
<b>Full Name</b>	Miss Tanya Assarat
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept the attached document of this as confirmation and that I wish DBC to duplicate BRAG's responses under my name.</p>

	<p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
Include files	
Number	Question 20
ID	LPIO15583
Full Name	Melanie Llewellyn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I am writing to support the submissions by The Berkhamsted Town Council, the Berkhamsted Residents Action Group and The Berkhamsted Citizens Association opposing further development in Berkhamsted.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
Include files	
Number	Question 20
ID	LPIO15650
Full Name	Mr James Honour
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I have attended the presentation and have read the Berkhamsted Residents Action Group response to the questions posed.</p> <p>I can agree with all their extensive points and request that you accept this as confirmation i wish to duplicate their responses under my name.</p>

	<p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO15709
<b>Full Name</b>	Mark Pawlett
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please see attached a report provided by the Grove Road Residents Association. I can confirm that I am a member and as such support this document.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO15757
<b>Full Name</b>	Maria & Colin Sturges
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I believe the proposed Local Plan lacks vision and fails to keep the character of Dacorum. Less than 6 months ago (16th July) the previous 25 year plan was approved and that took 10 years in the making, and now we are being asked to approve a new plan having just agreed to an additional 500 houses in Tring. If the worst case scenario of the plan were to take place this would result in a 60% increase of the town of Tring. I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town...</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>

Include files	
Number	Question 20
ID	LPIO15804
Full Name	David Kerrigan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I fully endorse the BRAG submission on this, which is worth pointing out as I have not answered some questions, and have bundled answers to others under what seems to be the most critical one – Question 40 eliciting support or otherwise for Option 1B.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
Include files	
Number	Question 20
ID	LPIO16062
Full Name	Dave Thomas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please find the attached document describing issues and options that I and many other residents of Tring have addressed regarding housing development</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
Include files	
Number	Question 20
ID	LPIO16116
Full Name	Helen and Aaron Talbot
Company / Organisation	
Position	
Agent Name	



Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We attach the report commissioned by Grove Fields Residents Association which we believe should be taken into consideration with regards to proposed plans for increased housing for Tring. We are a small town and the plans for huge new housing developments (some on Green Field sites) should be considered in the light of this.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
Include files	
Number	Question 20
ID	LPIO16175
Full Name	Stuart Mcgrory
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please find attached report which I fully endorse. There seems to be a complete lack of vision in the proposals and lack of concern about what it will do to the infrastructure of the town.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
Include files	
Number	Question 20
ID	LPIO16232
Full Name	Stuart Mears
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I write in regards to your "Issues and Options Consultation Local Plan to 2036".</p> <p>I fully support the analysis and conclusions of the Issues and Options Response prepared by the Grove Fields Resident Association.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>

	It is our opinion that, in a similar fashion to the response raised for the Strategic Housing Market Assessment, South West Hertfordshire Economic Study should consider authorities to the west of the Borough, particularly Aylesbury Vale and Central Bedfordshire Councils if the Council are considering any potential economic growth to Tring or Berkhamsted to supplement the clear economic growth requirement in Hemel Hempstead.
Include files	
Number	Question 20
ID	LPIO16293
Full Name	Kitty Thomas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	please find the attached report written on mine and other residents request. <b>GFRA Response to Question 20, full document attached to question 46</b>
Include files	
Number	Question 20
ID	LPIO16355
Full Name	Aaron Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I support GFRA responses see below. <b>GFRA Response to Question 20, full document attached to question 46</b>
Include files	
Number	Question 20
ID	LPIO16402
Full Name	Ruth and Stephen Wright
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
Include files	
Number	Question 20
ID	LPIO16468
Full Name	Andrew Yeomans
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>I endorse the attached reports from the Chiltern Countryside Group and the Grove Fields Residents Association, regarding the local plan consultation.</b></p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p> <p><b>It is our opinion that, in a similar fashion to the response raised for the Strategic Housing Market Assessment, South West Hertfordshire Economic Study should consider authorities to the west of the Borough, particularly Aylesbury Vale and Central Bedfordshire Councils if the Council are considering any potential economic growth to Tring or Berkhamsted to supplement the clear economic growth requirement in Hemel Hempstead.</b></p>

<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO16544
<b>Full Name</b>	Ian Emmas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Question 20</b>     <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p><b>Yes</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO16681
<b>Full Name</b>	Katie Parsons
<b>Company / Organisation</b>	Historic England
<b>Position</b>	Historic Environment Planning Advisor
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The historic environment is an important part of the Borough's employment, retail and tourism sectors, contributing to attractive, locally distinct places people want to visit, work and shop. The consultation document does not refer to the historic environment within the economy chapter. It is recommended that the role the historic environment has to play in economy and the opportunity for growth it provides and how it reinforces local character is better recognised.</p> <p>The Local Plan should ensure that new employment and tourism related site allocations are sustainably located and avoid harm to heritage assets and their settings, while existing sites and facilities are carefully managed. Addressing visitor management issues, particularly access and travel issues, needs to be sensitive to the historic environment.</p> <p>The Local Plan should ensure that new retail sites are sustainably located and avoid harm to heritage assets and their settings, while town and local centres are enhanced and carefully managed. Increasing the diversity of uses of uses within town centre locations can be beneficial to the historic environment if handled carefully, by allowing for a more active and vibrant centre. We would advise caution in relation to increasing out of town retail provision as this can often have a</p>

	negative impact upon the vitality and viability of town and local centres, which can have associated adverse effects for the historic environment (e.g. Vacant units, dilapidated buildings and public realm etc.).
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO16717
<b>Full Name</b>	Lynsey Hillman-Gamble
<b>Company / Organisation</b>	Central Bedfordshire Council
<b>Position</b>	Strategic Plan Partnership Manager
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Issue 12 – It is important that the defined economic area to be considered within the local plan is evidenced. It is considered that the FEMA area identified within paragraph 7.1.2 appears to be appropriate. It is also considered important that the new local plan identifies at an early stage if all the economic needs arising from Dacorum can be met within your administrative area. If this is found not to be the case, where does Dacorum Borough Council envisage this need will be met?
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO16827
<b>Full Name</b>	Jon G. Wright Dawn Sanders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	As a member of the Grove Field Residents Association, I am in broad agreement with their conclusions. <b>GFRA Response to Question 20, full document attached to question 46</b>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO16895
<b>Full Name</b>	Jan Mcgrory
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Having read the document submitted by the grove fields residents association, I concur whole heartedly with its findings <b>GFRA Response to Question 20, full document attached to question 46</b>
Include files	
Number	Question 20
ID	LPIO16983
Full Name	Chris Pike
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Please register my support for this report by Grove Fields Residents Association. I support this whole heartedly. <b>GFRA Response to Question 20, full document attached to question 46</b>
Include files	
Number	Question 20
ID	LPIO17040
Full Name	Jade Holmes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment. <b>GFRA Response to Question 20, full document attached to question 46</b>
Include files	
Number	Question 20
ID	LPIO17097
Full Name	Grahame Senior
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I support and endorse the views expressed in the attached document as a member of GFRA <b>GFRA Response to Question 20, full document attached to question 46</b>
Include files	
Number	Question 20
ID	LPIO17136
Full Name	D. Phillips
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I fully concur with the comments attached from BRAG. The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid fill repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.  However, I would like to take this opportunity emphasize just a few of the most important points within that response. <b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i> Yes
Include files	
Number	Question 20
ID	LPIO17203
Full Name	Watford Borough Council
Company / Organisation	
Position	Principal Planning Officer
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

<b>Your response - Please add your response here</b>	<p>Questions 20 and 22.</p> <p>The Council agrees in principle with the overall approach to employment and office uses land and types of employment as set out. It will be important to consider the infrastructure within, and in between, nearby settlements which will support the employment needs in the local area and enable businesses to also benefit from other employment areas that may be located on other sites nearby or in the wider area.</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO17230
<b>Full Name</b>	Debbie Crooks Pam Moss
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO17287
<b>Full Name</b>	Margaret and Andrew Pike
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<b>We wish to object most strongly to the plan to build any more dwellings in Berkhamsted and fully</b>



	<p>support all the arguments that the Berkhamsted Residents Action Group (BRAG) have put forward.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
Include files	
Number	Question 20
ID	LPIO17344
Full Name	Mr David Parker
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</b></p> <p>...</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
Include files	
Number	Question 20
ID	LPIO17396
Full Name	Lesley Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 20 below (copy of full response attached to question 46)</p> <p><b><i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></b></p> <p><b>No</b></p>

	<ul style="list-style-type: none"> <li>Agree should cover similar area – BUT there is no mention of proximity to London and fast train routes. Housing Market Area is significant commuter area for London – how is this addressed?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO17451
<b>Full Name</b>	Sara Bell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I believe you have already received the attached from planning consultants on behalf of the Grove Fields Residents Association. As a community member strongly opposed to the suggested development, I felt it necessary to re-send the report with my own comments on the matter.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO17510
<b>Full Name</b>	Emma Talbot
<b>Company / Organisation</b>	The Little Cloth Rabbit
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached a report (GFRA) about the proposed development of Tring.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p> <p>...</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO17558
<b>Full Name</b>	MR DAVID BROWN
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 20 below (copy of full response attached to question 46)</p> <p><b><i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Agree should cover similar area – BUT there is no mention of proximity to London and fast train routes. Housing Market Area is significant commuter area for London – how is this addressed?</li> </ul>
Include files	
Number	Question 20
ID	LPIO17617
Full Name	Paul Hembury
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>I am writing to express my concern over the proposed development of Tring as set out in the Issues and Options Consultation Local Plan to 2036. The attached report (GFRA) by Next Phase Planning &amp; Development details my concerns comprehensively.</b></p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
Include files	
Number	Question 20
ID	LPIO17691
Full Name	Michael and Jill Sanders
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>As Members of the Grove Fields Action Group we have commissioned the attached report, at great expense, which indicates how strongly we feel about these proposals. This report sets out in great detail our concerns, far more eloquently than we could do ourselves.</b></p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
Include files	
Number	Question 20
ID	LPIO17740
Full Name	Diana Woodward
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>have read the submissions made to you by the Berkhamsted Citizens Association and the Labour Party, and would like to endorse the views they express.</p> <p>BCA response to Question 20 below - full document attached to Question 46</p> <p><b><i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Agree should cover similar area – BUT there is no mention of proximity to London and fast train routes. Housing Market Area is significant commuter area for London – how is this addressed?</li> </ul>
Include files	
Number	Question 20
ID	LPIO17796
Full Name	John and Helen Osborne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</b></p>

	<b>GFRA Response to Question 20, full document attached to question 46</b>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO17854
<b>Full Name</b>	David and Jane Elsmore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<b>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached). GFRA Response to Question 20, full document attached to question 46</b>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO17912
<b>Full Name</b>	Dave Davies
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<b>Please find attached a reports commissioned by a residents association (GFRA) challenging the current plans for additional building in the Tring area. GFRA Response to Question 20, full document attached to question 46</b>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO18021
<b>Full Name</b>	mr Richard Lambert
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	I wanted to quickly summarise how I feel about your plans for the redevelopment of Tring. I visited the recent Public Consultation event held at the Pendley Manor Hotel and had a conversation with a number of people from Dacorum there. The attached document deftly sets out the detailed views, but in summary (GFRA DOCUMENT) , my own views can be summarised in a handful of bullet point. <b>GFRA Response to Question 20, full document attached to question 46</b>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO18092
<b>Full Name</b>	Mr Graham Bright
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Please find attached the response from the Grove Fields Residents Association, which I fully endorse. My personal position, in summary is as follows: <b>GFRA Response to Question 20, full document attached to question 46</b>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO18149
<b>Full Name</b>	Peter and Cathy Davidson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Further opinions and ideas are given in Grove Fields Consultants report attached <b>GFRA Response to Question 20, full document attached to question 46</b>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO18206
<b>Full Name</b>	Nicky and Dave Hulse

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Please see attached the Grove Fields Residents Association's responses to the proposed developments in Tring, which we concur with and of which we are a member <b>GFRA Response to Question 20, full document attached to question 46</b>
Include files	
Number	Question 20
ID	LPIO18259
Full Name	Gail Skelton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I am writing as a member and in support of BRAG to voice my concerns over the latest building proposal to my home town. However I have to confess that I usually have the cynical opinion that this will count for very little and to this extent, I sincerely hope that I am proved wrong. <b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i> Yes
Include files	
Number	Question 20
ID	LPIO18319
Full Name	Terry and Jennifer Elliott
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We are members of the Grove Fields Residents Association and as such support their recommendations.</p> <p>We are writing in our own capacity as long term residents, (one of us being a local teacher for over 30 years), to add our personal comments regarding the proposed increase in housing in Tring, as a result of the published Strategic Planning Options for the area.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
Include files	
Number	Question 20
ID	LPIO18487
Full Name	Melanine Llewellyn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p><b>Yes</b></p>
Include files	
Number	Question 20
ID	LPIO18533
Full Name	Mrs Juliet Chodzko
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>I should like to add my name to the issues put forward in the attached (BRAG Response). I feel that the special needs of Berkhamsted have not been considered properly.</b></p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20



<b>ID</b>	LPIO18580
<b>Full Name</b>	Captain Andrew Cassels
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO18626
<b>Full Name</b>	Lindy Weinreb
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b><i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Agree should cover similar area – BUT there is no mention of proximity to London and fast train routes. Housing Market Area is significant commuter area for London – how is this addressed?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO18673
<b>Full Name</b>	Hilary Abbott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
Include files	
Number	Question 20
ID	LPIO18719
Full Name	Paul and Gillian Jenkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
Include files	
Number	Question 20
ID	LPIO18765
Full Name	Berkhamsted Citizens
Company / Organisation	Berkhamsted Citizens
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b><i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Agree should cover similar area – BUT there is no mention of proximity to London and fast train routes. Housing Market Area is significant commuter area for London – how is this addressed?</li> </ul>
Include files	
Number	Question 20
ID	LPIO18813
Full Name	Lyndsay Slater
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p><b>Yes</b></p>
Include files	
Number	Question 20
ID	LPIO18861
Full Name	Andrew and Margit Dobbie
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
Include files	
Number	Question 20
ID	LPIO18907
Full Name	Katherine Cassels
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</p> <p>...</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO18985
Full Name	Mrs Emma Robertson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached the final report written on behalf of Grove Field Residents Association. It states what we believe to be the best case scenario for Tring with the proposed increase to the town. Please read and include the report findings in your final decision.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO19048
<b>Full Name</b>	Barbara Gainsley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attended the meeting of Berkhamsted Citizens, and my views are reflected in the conclusions we came to on the night, and our concerns about the proposed development.</p> <p>Berkhamsted is a town in a valley, it is limited by its geography, and also hugely limited by its resources and infrastructure.</p> <p>Please accept this email as my response to the proposal, I am in complete agreement with these concerns voiced by our Citizens.</p> <ul style="list-style-type: none"> <li>• Agree should cover similar area – BUT there is no mention of proximity to London and fast train routes. Housing Market Area is significant commuter area for London – how is this addressed?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO19105
<b>Full Name</b>	Bill Ahearn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I wish to register my objections to some of the proposals under consideration on the grounds they are simply to excessive and feel a more moderate scheme as set out in the attached report would be suitable</p>

	<b>GFRA Response to Question 20, full document attached to question 46</b>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO19163
<b>Full Name</b>	Ms Sarah Hain
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I completely support the points discussed by the attached Report responding to the DBC planning consultation document. It addresses my own emotional and practical concerns about the town in which I live, as well as the wider area concerned, with a professionalism giving expert weight to its conclusions.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO19221
<b>Full Name</b>	Grove Fields Residents Association
<b>Company / Organisation</b>	Grove Fields Residents Association
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attach a copy of the formal submission report raised in consultation to the Issues and Options paper on behalf of the Grove Fields Residents Association (GFRA). The GFRA represents 325 people, and I confirm that as of the 11th December 2017, this submission represents the position of all 325 members.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO19278
<b>Full Name</b>	Marcus, Jane, Abigail and Jennifer Fox
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Our family ( 4 adults) live in Tring and are extremely concerned about the proposed increase in housing for Tring. We are all members of Grove Fields Residents Association and attended the meetings at Pendley and Tring Town Council so that we could make an informed decision regarding the proposal from Dacorum Borough Council. GFRA response attached.</p> <p>We urge you to consider the issues and proposals in the attached report. Please do not develop Tring and further compromise the town's infrastructure. We feel strongly that green belt land should be preserved for future generations</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
Include files	
Number	Question 20
ID	LPIO19332
Full Name	Stuart, Miranda & Melissa Kay
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
Include files	
Number	Question 20
ID	LPIO19380

Full Name	Wai Tang and Greg Barfoot
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please note we are aware that the Berkhamsted Residents Action Group (BRAG) has responded in full to the "Issues &amp; Options" consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to add BRAG's responses under our name.</p> <p>We wish to add our concerns to the DBC local plan issues and options consultation.</p> <p>We are particularly concerned about the following</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
Include files	
Number	Question 20
ID	LPIO19428
Full Name	Philippa Jones
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I enclose a response to the impact of Dacorum Local Plan on Berkhamsted. This document was drawn up by a number of people including myself, and based on the Berkhamsted Citizens meeting on the Local Plan</p> <p><b>Question 20</b></p> <p><b><i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Agree should cover similar area – BUT there is no mention of proximity to London and fast train routes. Housing Market Area is significant commuter area for London – how is this addressed?</li> </ul>



<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO19483
<b>Full Name</b>	John Wignall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I would like to endorse the findings of the attached report prepared for the Grove Fields Residents Association. <b>GFRA Response to Question 20, full document attached to question 46</b>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO19540
<b>Full Name</b>	Kevin Cullen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Please refer to the attached report.(BRAG) <b>GFRA Response to Question 20, full document attached to question 46</b>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO19598
<b>Full Name</b>	Mark Lawson and Sharon Wilkie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I do agree with the principle that more housing is probably required however there has to be a common sense approach to the problem and considerable thought has got to be given to a proper infrastructure and the funding to support that.

	<p>I do hope you take the time to read this report and look at the positives and alternatives in the document which I think is a lot more balanced than I expected.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO19654
<b>Full Name</b>	Vivienne Inmonger
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO19713
<b>Full Name</b>	John Inmonger
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20

<b>ID</b>	LPIO19767
<b>Full Name</b>	Ben Barth
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Here are my comments on the proposed local plan are set out on the attached document which I fully endorse (full document on q 46)</p> <p><b>Question 20</b></p> <p><b><i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Agree should cover similar area – BUT there is no mention of proximity to London and fast train routes. Housing Market Area is significant commuter area for London – how is this addressed?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO19836
<b>Full Name</b>	Jon Esson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am a member of the Grove Fields Residents Association and support the findings set out in their report as attached</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO19920
<b>Full Name</b>	Chris Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I am against this development because of the pressure on the infrastructure of Tring, I am also concerned about that effect it will have on traffic and wildlife in the area as it is greenbelt land. (Response GFRA ) <b>GFRA Response to Question 20, full document attached to question 46</b>
Include files	
Number	Question 20
ID	LPIO19977
Full Name	mrs sue van rhee
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Please find attached the document produced on behalf of the Grove Fields Residents Association, which details how strongly we feel about the proposed developments on Green belt land and without the appropriate supporting infrastructure.. <b>GFRA Response to Question 20, full document attached to question 46</b>
Include files	
Number	Question 20
ID	LPIO20034
Full Name	Kate and Ben Marston
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	As residents of New Mill, Tring, my husband and I would like to register our response to the Grove Fields Residents Association Report (attached).  We agree with the recommendation of the association and Tring Town Council that location TR-HR (Dunsley) is the preferred site for new housing, playing fields and employment site. <b>GFRA Response to Question 20, full document attached to question 46</b>
Include files	

Number	Question 20
ID	LPIO20091
Full Name	Maurice and Christine O'Keefe
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We are members of the Grove Fields Residents Association and attach below our consultant's response to your planning consultation document.</p> <p>We are all on complete agreement with the findings of this report.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
Include files	
Number	Question 20
ID	LPIO20148
Full Name	Sherry and Haydn Bond
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please find attached a copy of the issues report for Tring.</p> <p>We love living and raising our family in a small market town.</p> <p>We believe the expansions planned will make Tring a difficult place to live and thrive.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
Include files	
Number	Question 20
ID	LPIO20206
Full Name	Dianne Pilkington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	To whom it may concern,

	<p>I am attaching a report commissioned by the Grove Fields Residents Association of which I am a member.</p> <p>I do not believe that the Town of Tring can take a huge increase in population:</p> <p>The schools cannot cope in particular the Secondary school which is already needing to expand to accommodate children already in Tring.</p> <p>The station of Tring serves all surrounding villages and is located outside of the town requiring transport. The local bus service is not sufficient and the car park full by 8 am.</p> <p>In short, as a historic Market Town Tring thrives, but will be irreversibly damaged if over developed. Proper consideration needs to be taken regarding using green belt land which has not been taken. There is not the correct infrastructure in place and I don't believe Tring could support it.</p> <p>Thank you</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO20254
<b>Full Name</b>	Mr Peter Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have seen the submission to DBC by the Berkhamsted Residents Action Group (BRAG), the contents of which I support.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO20309
<b>Full Name</b>	David Clarke
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The attached report was provided to me by the Grove Fields Residents Association. I have reviewed the proposals outlined in the Issues and Options Consultation Local Plan to 2036 Paper, and I believe that the attached report captures the key concerns extremely well. I fully support the points raised in this report and would ask that you carefully consider them before progressing any further. In summary, I do not believe the proposals have been sufficiently thought through and in particular I believe that the fields referred to as "Grove Fields" is clearly unsuitable for residential development. I also believe that the proportion of houses that can be considered to be responsible allocation within Tring should in total be calculated at a maximum of 800 new homes, including the 500 homes that have already been allocated within the Local Plan and have yet to be fully delivered.</p> <p>Please accept this email and the attached report as my feedback on the proposed development of Tring.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO20367
<b>Full Name</b>	Deborah Turnbull
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO20415
<b>Full Name</b>	Jane Collis
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I would like to express my support of option 1B and endorse BRAG's response to the DBC proposals as per the attached. I am concerned by the key features of other options, as follows:</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
Include files	
Number	Question 20
ID	LPIO20476
Full Name	Mr David Parker
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I am writing in response to the Issues and Options consultation.</p> <p>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</p> <p>It is a very detailed response to the questions set out in the consultation document and I hope will be given very careful consideration by the Council.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
Include files	
Number	Question 20
ID	LPIO20524
Full Name	DR Brigitta Case
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes



<p><b>Your response - Please add your response here</b></p>	<p>I have attended several meetings, talked with Town Councillors and Dacorum Planners to better understand the Options outlined in the Core Strategy Plan for Dacorum.</p> <p>As a Berkhamsted resident who has enjoyed associations with the town for 50 years, I feel a responsibility to speak out and air my views – shared by many with whom I have spoken on this subject.</p> <p>The 46 Questions have been eloquently answered by many and I support the answers given by both the <b>Berkhamsted Citizens’ Association</b> and the <b>Berkhamsted Residents Action Group</b>. It seems to me that there is much repetition of the points made and so I have opted to write in email/letter format to list and outline the main points I feel should be considered.</p> <p>BRAG and Berkhamsted Citizens responses to this question are below - (the full document response are attached to the two Question 46</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b>      <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p> <p>Berkhamsted Citizens response</p> <p><i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>No</p> <ul style="list-style-type: none"> <li>• Agree should cover similar area – BUT there is no mention of proximity to London and fast train routes. Housing Market Area is significant commuter area for London – how is this addressed?</li> </ul>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 20</p>
<p><b>ID</b></p>	<p>LP1020571</p>
<p><b>Full Name</b></p>	<p>Christine Manning</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>No</p>
<p><b>Your response - Please add your response here</b></p>	<p>I would like to support the views put forward by the Berkhamsted Citizens Association in their response to the Core Strategy</p> <p><i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>

	<p><b>No</b></p> <ul style="list-style-type: none"> <li>Agree should cover similar area – BUT there is no mention of proximity to London and fast train routes. Housing Market Area is significant commuter area for London – how is this addressed?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO20643
<b>Full Name</b>	Jane Hawkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am writing with regards to the proposed development of Tring.</p> <p>I am concerned this development has not been investigated correctly. Please see the attached file (GFRA full response)</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO20699
<b>Full Name</b>	Keiron Wybrow
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached a response document as commissioned by Grove Fields Residents association which I am a member of.</p> <p>As well as this I would like to make my own personal feelings known.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO20747

<b>Full Name</b>	Christopher Townsend
<b>Company / Organisation</b>	
<b>Position</b>	Councillor, Tring Town Council
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	As a member of Tring Town Council I agree with all the responses that have been submitted by Tring Town Council (copy below)  There is a clear logic to the approach running along a radial transport corridor from London. There is concern on the impact that the scale of growth at a regional level – AVDC, Central Beds, and the proposed Oxford/Cambridge arc – will have in this area of Hertfordshire.
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO20795
<b>Full Name</b>	Usha Kilich
<b>Company / Organisation</b>	Northchurch Parish Council
<b>Position</b>	Parish Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Surely residents also commute to Aylesbury / Dunstable/ Luton /Greater London as well as Dacorum/ Hertsmere/ St. Albans / Three Rivers/ Watford. There is little scope for Industry and warehousing within Northchurch and Berkhamsted!
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO20841
<b>Full Name</b>	Mr Iain Manson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	I have also tapped into the support of Berkhamsted Residents Action Group and have attached much more detailed comments that have been put together by that

	<p>group, all of which I support. These comments are rather long, but I feel it is important to repeat them in detail.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO20917
<b>Full Name</b>	Mr Jake Storey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I live in Berkhamsted and have witnessed the size of the small town growing in an unsustainable manner. As a result I joined SYBRA and also now BRAG. I have attached the BRAG response to your proposals</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO20972
<b>Full Name</b>	Mr & Mrs J.D Batty
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>This is our response to the consultation exercise in respect of the issues and options for the Local Plan recently published. We wish that the following views and comments be taken into account in your consideration of public responses.</p>

	<p>The Berkhamsted Residents' Action Group(BRAG) are responding in full to the Issues and Options consultation. We hereby request that you accept this e-mail asking you to duplicate BRAG's responses under our names so that a complete repetition of BRAG's submission is avoided. We would also like to place on record our endorsement of Berkhamsted Town Council's submission.</p> <p>Q20 BRAG</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p> <p><b>Berkhamsted Town Council response</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO21057
<b>Full Name</b>	julie owen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The attached report says what we friends of Grove Fields cannot say in the correct language.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO21122
<b>Full Name</b>	Sheron Wilkie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	Please find attached report regarding your proposed development in Tring as submission opposing this proposal (GFRA) <b>GFRA Response to Question 20, full document attached to question 46</b>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO21198
<b>Full Name</b>	Sarah Lightfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i> <b>Yes</b> I see no reason why St Albans should be excluded
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO21321
<b>Full Name</b>	Antony Harbidge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.  Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation. <b>BRAG response to Question 20 (please note full document is attached to Q46)</b> <b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i>
<b>Include files</b>	

Number	Question 20
ID	LPIO21367
Full Name	Helen Kington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p>
Include files	
Number	Question 20
ID	LPIO21547
Full Name	Mrs Valerie Silverton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I have read the proposals and strongly agree BRAG's responses.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
Include files	
Number	Question 20
ID	LPIO21604

Full Name	Mr Charlie and Claire Laing
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>My name is Charlie Laing and I am a resident of Tring and a member of the Grove Field Residence Association. I am writing to you on behalf of my wife and I to raise our concerns over some of the options proposed in Dacorum's New Single Local Plan (to 2036).</p> <p>I enclose a copy of a report that a planning consultant submitted to Dacorum on behalf of the Grove Fields Residents Association on Monday 11th December, of which I fully support. After the last town hall meeting, it is clear this report is very closely aligned with the views of Tring Town Council.</p> <p><b>GFRA Response to Question 20, full document attached to question 46</b></p> <p>It is our opinion that, in a similar fashion to the response raised for the Strategic Housing Market Assessment, South West Hertfordshire Economic Study should consider authorities to the west of the Borough, particularly Aylesbury Vale and Central Bedfordshire Councils if the Council are considering any potential economic growth to Tring or Berkhamsted to supplement the clear economic growth requirement in Hemel Hempstead.</p>
Include files	
Number	Question 20
ID	LPIO21887
Full Name	Louis Quail
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please see attached letter from the Berkhamstead residents Action group which I support whole heartedly , its quite sad that we are considering building on greenbelt land which belongs to our children and theirs because of political pressure, and while we still have not explored many other options. For example why is there a lights off building culture in London where it is considered ok to build houses that are then left empty. The point being the augment for building on greenbelt land should only be one of last resort , there are plenty of other options left before launching off this one way route .</p>



	Berkhamsted Residents Action Group response: Yes
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO21924
<b>Full Name</b>	Roger Saller
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. Having lived in Berkhamsted since the beginning of this century, I feel that I have a unique perceptiveness on what made the town attractive and what is now at risk.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 20</b> <i>Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></p> <p>Yes</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO21955
<b>Full Name</b>	Thomas and Margaret Ritchie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have not completed the full consultation document but my wife and my views are completely in line with the comprehensive return made by Berkhamsted Town Council.</p> <p>Berkhamsted Town Council's response: Yes</p>
<b>Include files</b>	

<b>Number</b>	Question 20
<b>ID</b>	LPIO22035
<b>Full Name</b>	Gallagher Estates
<b>Company / Organisation</b>	Gallagher Estates
<b>Position</b>	
<b>Agent Name</b>	Mrs Hanna Staton
<b>Company / Organisation</b>	Pegasus Group
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>The definition of Functional Economic Market Area is agreed. As already highlighted and expanded on below, it is important that enough homes are delivered over the plan period to meet the requirements of the economy</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO22135
<b>Full Name</b>	Mrs Hayley Gillard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO22221
<b>Full Name</b>	Miss Sophie Gillard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Irelevent question so i havent answered
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO22501
<b>Full Name</b>	Mr & Mrs Lisa-Lotte & Henrik Hansen
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Please find below our response to the new Local Plan consultation. I fully support Brag's response on this matter (see below)
Include files	
Number	Question 20
ID	LPIO22551
Full Name	Mrs C Longbottom
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I support all answers and comments to the Issues & Options Consultation document noted on the Berkhamsted Town Council website
Include files	
Number	Question 20
ID	LPIO22621
Full Name	Mr & Mrs Mehew
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	We write as residents of [REDACTED] [REDACTED] in response to your consultation on the Local Plan to 2036. We have also seen and agreed with the response to be submitted by the Meadway Residents Action Group (MRAG) (see comments LPIO18384, 18385) and the draft response prepared by Berkhamsted Town Council.

	<b>Berkhamsted Town Council Response:</b> Yes
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO22698
<b>Full Name</b>	Lewis Claridge
<b>Company / Organisation</b>	NHBE
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b><i>Question 20 – Do you agree with the definition of the Functional Economic Market Area in the South West Hertfordshire Economic Study?</i></b></p> <p>We have no comments to make on the extent of the HMA and FEMA themselves.</p> <p>We welcome the recognition of the connections and relationships between Dacorum and surrounding authority areas, including those beyond the HMA and FEMA (e.g. Aylesbury, Luton). The South West Herts Growth &amp; Transport Plan reaffirms the strong transport and travel demand patterns such as between the Watford area, St Albans and Hemel Hempstead. We support continued joint working between LPAs and LHAs to help understand and plan for the growth expected in the area. The next planned run of the COMET model will help to better understand the impacts of growth and cross boundary issues.</p>
<b>Include files</b>	
<b>Number</b>	Question 20
<b>ID</b>	LPIO22805
<b>Full Name</b>	Mr Patricia Wheway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes
<b>Include files</b>	

## Report Settings Summary

Event	<b>Local Plan Issues &amp; Options November 2017</b>
Total Responses	<b>22,707</b>
Total Respondents	<b>2,376</b>
Filtered Responses	<b>314</b>
Filtered Respondents	<b>307</b>
Questions	<p><b>Question 21</b></p> <p><b>Do you agree with the proposed approach to meeting future jobs growth?</b></p> <p><b>Yes / No</b></p> <p><i>If no, please explain what alternative approach, or changes to our current approach, you would like and why. Where possible, support your answer with reference to any evidence.</i></p>
Filter	<i>(none)</i>
Consultation Point(s)	<b>ID-4764257-QUESTION-21</b>
Pivot	<i>(none)</i>
Document Name	Question 21 - Summary Report
Created on	2019-04-18 11:07:55
Created by	Strategic Planning Admin

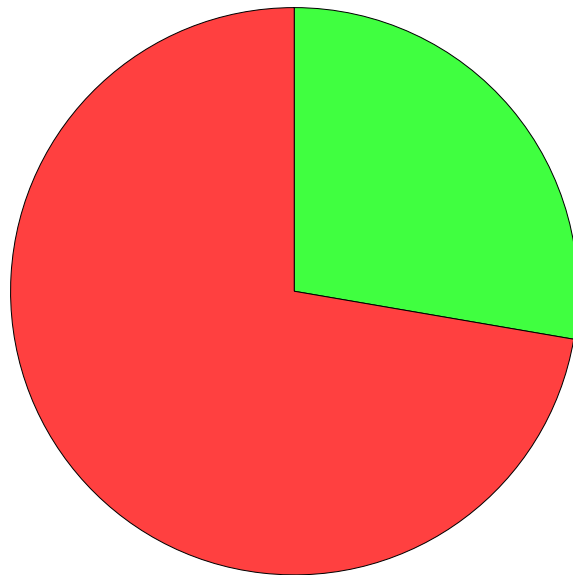
Your Opinion

Question responses: 314 (100.00%)

Question 21

Do you agree with the proposed approach to meeting future jobs growth?

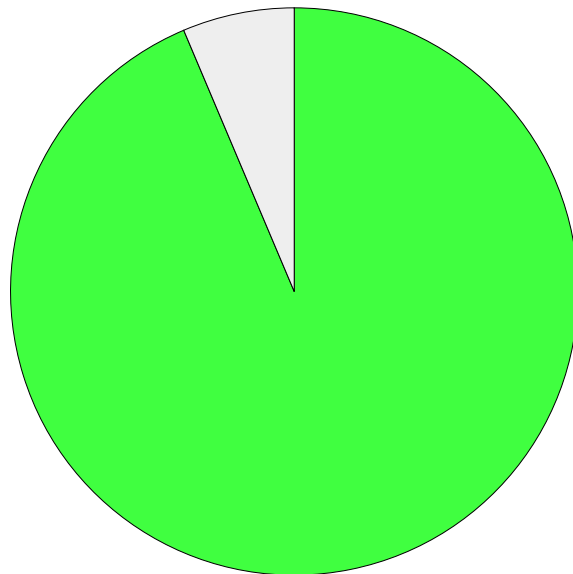
Yes / No



	% Total	% Answer	Count
Yes	27.71%	27.71%	87
No	72.29%	72.29%	227
Total	100.00%	100.00%	314

Responses

Question responses: **294 (93.63%)**



	% Total	% Answer	Count
Responses	93.63%	100.00%	294
No Response	6.37%	--	20
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>314</b>

Supporting evidence

Question responses: **5 (1.59%)**



	% Total	% Answer	Count
Responses with File(s) Uploaded	1.59%	100.00%	5
Responses with No Uploads	98.41%	--	309
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>314</b>



## Issues and Options All Responses to Question 21

<b>Number</b>	Question 21
<b>ID</b>	LPIO46
<b>Full Name</b>	Mr David Munnery
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The projected job creation figures are disappointing given the proposed housing population growth, particularly under Option 3..
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO90
<b>Full Name</b>	Mr John Lilley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO183
<b>Full Name</b>	Mr John Shaw
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	It is quite clear from the above analysis there is no requirement for additional office, warehouse or industrial provision on the proposed Wayside Farm site at Kings Langley and any planned provision for Dacorum should be limited to the Maryland area.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO336

<b>Full Name</b>	Mr David Stanier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I do not believe the target growth figures will be achieved, unfortunately because access is not good to Hemel Hempstead currently due to traffic bottle-necks and lack of bus services. People coming into the area to determine whether to locate here will meet this problem immediately. Thus the plan should have a resolution to this issue.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO421
<b>Full Name</b>	Mrs Carole Freed
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO427
<b>Full Name</b>	Mrs Carole Freed
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Given the severe transport restrictions at M25 Junction 2, – Land to east of A41 and Wayside Farm – should not be allocated for new building of any kind. Enterprise House, a former large suite of offices located between Kings Langley Station and the M25 junction, was recently converted into flats, suggesting a lack of demand for further office accommodation currently. Destroying Wayside Farm, an iconic feature of Kings Langley village, a working dairy farm, serving the needs of local people would be a disgrace, a perfect example of sacrificing quality for quantity.

	<p>Given the severe transport restrictions at M25 Junction 20, Site KL-h3 – Land to east of A41 and Wayside Farm – should not be allocated for new building of any kind.</p> <p>Enterprise House, a former large suite of offices located between Kings Langley Station and the M25 junction, was recently converted into flats, suggesting a lack of demand for further office accommodation currently.</p> <p>Destroying Wayside Farm, an iconic feature of Kings Langley village, a working dairy farm, serving the needs of local people would be a disgrace, a perfect example of sacrificing quality for quantity. Furthermore, Imagination Technology's impact is reducing and those offices may possibly be available to rent or lease.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO428
<b>Full Name</b>	Mrs Carole Freed
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO632
<b>Full Name</b>	Mrs Carole Stokes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Empty office space in Kings Langley has recently been used for luxury apartment's, therefore there is obviously not a need for office space here
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO673
<b>Full Name</b>	Mr David Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>No - the way people will work will change greatly over the next 10 to 50 years, which will effect the type of business accommodation required. Key drivers will be</p> <ol style="list-style-type: none"> <li>1 Home workers (full time and occasional)</li> <li>2 Small business and entrepreneurial start ups</li> <li>3 Local cluster offices where workers form a variety of organisation congregate to share facilities</li> </ol> <p>Therefore we still need office and small business premises of the correct type</p> <ul style="list-style-type: none"> <li>• Flexible and configurable business and office units</li> <li>• Allowance that even new small homes should have home office space (perhaps all apartments and homes should be a minimum of 2 bedrooms to provide for homeworkers)</li> </ul> <p>Warehousing will not drive job growth as automation will reduce need for employment so not to be encouraged.</p> <p>Many new jobs will be in the service sector, such as home carers, sports and recreational activities - therefore recreation spaces and tourist attractions may drive more employment than warehousing.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LP10930
<b>Full Name</b>	Ms Stephanie Knowles
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There are many commercial area that are currently empty and have been for many years, that includes Hemel, Watford and Kings Langley.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LP10980
<b>Full Name</b>	Mr Robin Knowles
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	Despite the proximity of the M25 and M1, organisations are not motivated to locate to Hemel or Kings Langley, due to the traffic problems of getting in and out at peak times from Junction 20 through Kings Langley or into Hemel from the A41. When deciding on local areas to rent premises my company recently made the decision not to locate in these areas for that very reason. Hence why the offices mentioned in the other replies are either empty or been converted to flats.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1215
<b>Full Name</b>	Mr Bernard Richardson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1270
<b>Full Name</b>	Sarah Harper
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	You only have to look at the oversupply of office space today to realise there is too much. Employers are looking for a flexible work force and flexible work spaces. Maylands Avenue is being transitioned into housing surrounded by half empty office buildings and vacant warehouses. It's hard to see where all the additional people are going to work.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1321
<b>Full Name</b>	Mrs Catherine Marks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I agree with putting more office space and warehousing in areas that are already dedicated to that purpose like Hemel Industrial estate. I don't agree with offices and warehousing being proposed in villages like Kings Langley as this would increase the volume of traffic that the village can't take and it would be ruining Green Belt land when there isn't a demand or need for offices or warehousing in Kings Langley.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1322
<b>Full Name</b>	Mrs Catherine Marks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I agree with putting more office space and warehousing in areas that are already dedicated to that purpose like Hemel Industrial estate. I don't agree with offices and warehousing being proposed in villages like Kings Langley as this would increase the volume of traffic that the village can't take and it would be ruining Green Belt land when there isn't a demand or need for offices or warehousing in Kings Langley.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1401
<b>Full Name</b>	Mr Matt Clarke
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Too much emphasis on housing and not enough emphasis on employment
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1452
<b>Full Name</b>	Miss Penelope Allsop
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There are already loads of empty offices....
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1499
<b>Full Name</b>	Mr Chris Marks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I believe that Tring, Kings Langley and Berkhamsted are not the places to build office space. Maylands Avenue has the ability to expand and has direct access to the M1 and other transport links. neither of the other suggested options have such links and by putting more offices in Kings Langley when there are already some vacant ones this will only increase traffic and completely change the village of kings Langley and Tring and Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1536
<b>Full Name</b>	Mrs Rachel Conradi
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	However, there is not the demand for office space as the infrastructure needs to be sorted out first. Then HCC need to promote the area for businesses to move here.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1618
<b>Full Name</b>	Mrs Susan Johnson
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	If Berkhamsted, Tring and HH are so unattractive for new offices, why on earth are we being asked to build so many new houses which are inevitably expensive and therefore suitable for office workers?
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1800
<b>Full Name</b>	Mrs Pamela Kingsland
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1848
<b>Full Name</b>	Mr Kenneth Watts
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1885
<b>Full Name</b>	Mr Richard Case
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	If employment growth is likely to be in Watford, St Albans and to a lesser extent Hemel Hempstead then this needs to be more clearly reflected in the housing and



	<p>infrastructure plans. If many of the new homes in the market towns and villages will be for people commuting either medium distances within the region or long distances to London or Milton Keynes then that needs to be an explicit consideration for the traffic and congestion implications and the importance of access to the a train station and public transport &amp; parking at those stations.</p> <p>To what degree are high housing demand scenarios influencing by extensive population movement out of London to Dacorum?</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1922
<b>Full Name</b>	ms V Earle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Building houses on brown field sites(which then fuels the need for more jobs) and then building industr estates green field sites is a vicious cycle. As these industrial estates then become the brown field sites for the next wave of development and so on.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO1941
<b>Full Name</b>	Miss teresa finnigan
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There are many warehouses and buildings on Maylands that are currently vacant, we are seeing many of these buildings being demolished and turned into flats, by allowing this to happen already, you are not really trying to help create more businesses and therefore more jobs to set up here now and in the future. Maybe the infrastructure, parking issues, accessibility, location itself is playing a large part in this!
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2024

<b>Full Name</b>	Mrs Christine Mabley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The land area for office jobs needs to factor in car parking for transportation of that number of people. Our experience at Bourne End is that the surface area for parking is in some cases greater by far than th footprint of the office/warehouse structure.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2061
<b>Full Name</b>	Mr Christopher Giddings
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The above comments indicate that demand for office space is low and warehousing is high. If this plan is delivered there will be a increase is lower paid warehousing jobs and a further reduction in higher paid office and industrial jobs. Whilst there is a need for a mix of jobs in the borough, the reduction in high value add jobs will further increase the dependence on London as an employment hub for the county.  The proposed approach of the council will not deliver a sufficient number highly paid jobs to enable local residents to afford houses in this expensive area of the country.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2082
<b>Full Name</b>	Mr David Holwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	<p>The Greenbelt is there for a purpose, which is to prevent urban sprawl and to protect villages such as Kings Langley from being lost in a sea of concrete.</p> <p>It would be a total disaster for Kings Langley to have any development on Wayside Farm. There are a number of sites around the borough that have been converted into housing and others where existing building have been demolished to make way for housing. That this is happening clearly demonstrates a lack of demand for more empty office space.</p> <p>In the section entitled DEMAND FOR INDUSTRIAL AND WAREHOUSE USES. First line. Demand is likely to be higher than assumed, Planning criteria should not be based on an assumption</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2279
<b>Full Name</b>	Mrs Karen Mellor
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>More office space should be kept to a minimum in Kings Langley because with it comes more traffic unless local people get the jobs. Better transport links need to be put into place between Maylands Avenue and Hemel Hempstead Station.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2326
<b>Full Name</b>	Mr George Bull
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Modern working practices and the requirement for flexible space mean that traditional business parks no longer offer employers what is required. The government has committed to the adoption of the Taylor review on working practices which will usher in further, dramatic workplace changes:</p> <p><a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/614813/taylor-review-on-working-practices.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/614813/taylor-review-on-working-practices.pdf</a></p> <p>The approach to jobs should be revised in the light of this.</p>

<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2406
<b>Full Name</b>	Dr Nick Hodsdon
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We have to ask where is this demand coming from?</p> <p>It is not appropriate building office space in the villages except for small local enterprises employing local people. We should not be building commercial property to create jobs which then creates demand for housing for which we have very limited further capacity in the villages.</p> <p>Nor should we be creating jobs that require significant improvements in the local infrastructure that would lead to the loss of character of our villages</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2480
<b>Full Name</b>	Mr Timothy Copeman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2528
<b>Full Name</b>	Mr David Stanier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The proposed approach is good except the consideration of building on the green belt.
<b>Include files</b>	
<b>Number</b>	Question 21

<b>ID</b>	LPIO2618
<b>Full Name</b>	Mr John Morrish
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There is no justification for sacrificing Kings Langley's greenbelt Wayside Farm land for offices. There is plenty of unused space at Maylands with the necessary infrastructure in place. Demand for offices in Kings Langley is so low that Enterprise House has been converted into apartments.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2658
<b>Full Name</b>	Mr Alan Andrews
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Don't agree with building more offices or warehouses in Kings Langley or other villages. Hemel Hempstead is better suited. We already have enough traffic issues here.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2711
<b>Full Name</b>	Mrs Marriott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Why is Hemel not suitable? they already have a number of business parks which is good starting point.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2780
<b>Full Name</b>	Mrs Kerry Pearson

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2875
<b>Full Name</b>	Mr Antony Harbidge
<b>Company / Organisation</b>	Berkhamsted Residents Action Group (BRAG)
<b>Position</b>	Chairman
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2968
<b>Full Name</b>	Mr Ivor Eisenstadt
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>As a ,local employer who has recently had to leave Berkhamsted and move to Chesham due to the lack of appropriate local office space I agree that Hemel Hempstead, Berkhamsted and Tring town centres are not commercially attractive locations for new offices.</p> <p>I fully agree that The Maylands Gateway area, next to Junction 8 of the M1 in Hemel Hempstead, is the only site in our area where major office building is proposed. It therefore follows that the majority of affordable new housing should be with easy access to this area.</p>

<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO2969
<b>Full Name</b>	Mr Ivor Eisenstadt
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>As a ,local employer who has recently had to leave Berkhamsted and move to Chesham due to the lack of appropriate local office space I agree that Hemel Hempstead, Berkhamsted and Tring town centres are not commercially attractive locations for new offices.</p> <p>I fully agree that The Maylands Gateway area, next to Junction 8 of the M1 in Hemel Hempstead, is the only site in our area where major office building is proposed. It therefore follows that the majority of affordable new housing should be with easy access to this area.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO3054
<b>Full Name</b>	Mrs Rosie Eisenstadt
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We had to move our company from Berkhamsted as our offices were converted into residential units. I don't agree that Berkhamsted is commercially unattractive but there are no offices now for companies to move into. QED! Don't build more houses where there is no opportunity for jobs. Build in Hemel near Maylands.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO3088
<b>Full Name</b>	mr hugh siegle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO3159
<b>Full Name</b>	Mr John Walker
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO3429
<b>Full Name</b>	Mrs Ann Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There are already offices that have been empty for years eg at Doolittles meadow, and Pinical House The Link Road to name two. People don't necessarily want to live and work right next door to each other
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO3580
<b>Full Name</b>	Mrs Sandra Jackson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	District No. of households with at least one occupant Broxbourne 37,658 Dacorum 59,938 East Herts 56,577 Hertsmere 39,778 North Herts 53,426



	<p>St Albans 56,140  Stevenage 34,898  Three Rivers 35,108  Watford 36,681  Welwyn Hatfield 43,613</p> <p>This shows Dacorum already has the highest number of households of the 10 districts in Hertfordshire, nearly double some of the other districts in some cases. No further development should be permitted within Dacorum unless on brownfield sites. If St Albans district cannot work in partnership with neighbouring areas (Dacorum) then there is little hope for future developments.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO3693
<b>Full Name</b>	MS Nicola Hutton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>There is sufficient retail outlets available. I agree that the use of existing outlets would be better used to provide smaller chain local businesses, restaurants etc rather than more chain coffee shops. Kings Langley and Berkhamsted have attractive cafes and local businesses that are appealing to visit. We have sufficient out of town retail outlets particularly as a great deal of shopping is done online. I disagree that any Green Belt sites should be considered for this. In terms of offices etc there seem to be a number of vacant office spaces (e.g. near Apsley rail station, that would seem to suggest it is not required.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO3706
<b>Full Name</b>	Mr Andrew Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Yes but public transport needs to be completely reassessed to address an increasingly disenfranchised young workforce that are priced out of travelling to jobs across the region.</p>

<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO3753
<b>Full Name</b>	Mr Peter Howard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I agree that more office space and warehousing could be built in areas already serving that purpose like Maylands estate. I don't agree with offices and warehousing being proposed in villages like Kings Langley as the village cannot take any more traffic and there isn't a demand or need for offices or warehousing in Kings Langley.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO3764
<b>Full Name</b>	Mr Michael Arrowsmith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The studies suggest employment growth is likely to be focused around office jobs in the Watford and St Albans areas and therefore housing development should be focusing in those areas and this would put less strain on the transport infrastructure - both rail and road.</p> <p>The presumed need for additional housing to support the need for local employment is not convincing. The provision of additional housing stock is likely to attract commuters to the greater London area which will put further pressure on transport infrastructure to the detriment of the environment and the well being of local residents. The possibility of Hemel Hempstead becoming a commuter belt town is not in the interests of the existing community. Put simply we should not be building additional housing for commuters into London.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO3901
<b>Full Name</b>	Dr Rachael Frost
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Of course Dacorum is not a great place for offices - the public transport links are terrible. Further investment in public transport links so that workers can actually get to work without clogging up the roads with more cars is needed. Again, investment in the infrastructure is needed to make these places attractive. I have no confidence in the Conservative council in growing jobs that are actually decently paid and so people in these new jobs are likely to be priced out of the area anyway.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO3925
<b>Full Name</b>	Mr B. Bradnock
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	Miss Lydia Prince
<b>Company / Organisation</b>	DLP Planning Limited
<b>Position</b>	Planner
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Please see paragraph 2.34 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (10)</a>
<b>Number</b>	Question 21
<b>ID</b>	LPIO3949
<b>Full Name</b>	Mr John McCombe
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There is already vacant office space in the area. We should fill that before speculatively building more
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO4031
<b>Full Name</b>	Mr R. Latham
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	Miss

	Lydia Prince
<b>Company / Organisation</b>	DLP Planning Limited
<b>Position</b>	Planner
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Please see paragraph 2.34 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (26)</a>
<b>Number</b>	Question 21
<b>ID</b>	LPIO4057
<b>Full Name</b>	Mr Oliver Fairfull
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There is so much focus of targets and quotas, and not enough thought on supply and demand. Why build new space when existing space is unused. There needs to be careful thought on what businesses we want to bring to the area that can provide the include income necessary.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO4083
<b>Full Name</b>	Mr M. Chester
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	Miss Lydia Prince
<b>Company / Organisation</b>	DLP Planning Limited
<b>Position</b>	Planner
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Please see paragraph 2.34 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (42)</a>
<b>Number</b>	Question 21
<b>ID</b>	LPIO4137
<b>Full Name</b>	Mr Graham Hoad
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The policy seems to focus on Maylands. We have lost many industrial jobs in Tring. See Q19 above. Local jobs are important. They help support communities and reduce the reliance on transport and cars and also the time spent travelling away from families.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO4153
<b>Full Name</b>	Mr D. Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	Miss Lydia Prince
<b>Company / Organisation</b>	DLP Planning Limited
<b>Position</b>	Planner
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Please see paragraph 2.34 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (58)</a>
<b>Number</b>	Question 21
<b>ID</b>	LPIO4247
<b>Full Name</b>	Mrs Margaret Stanier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The current transport network cannot support the current level of commuting, and improved infrastructure is necessary before any increase in employment is envisaged given that currently unemployment in this area is low. It is simply untrue to state that the Maylands Gateway has good transport links. There are major traffic jams for several hours there daily.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO4388
<b>Full Name</b>	Mr Adrian Bate
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO4455
<b>Full Name</b>	Mr Robert Bailey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The majority of new residents to Berkhamsted will be planning to commute into London and this needs to be taken into consideration.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO4713
<b>Full Name</b>	Mr Keith Bradbury
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO4935
<b>Full Name</b>	Mr Iain King
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The reason Maylands is unattractive for office space is, as stated, the links to the railway station; but more importantly the lack of car parking. From personal experience trying to find an office with enough parking for everyone in it is almost impossible. There is not even a central car park that could be used. Office jobs are more lucrative and more people can be employed in the

	same footprint. Therefore MUCH more effort must be made to attract office/development jobs to the area.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO4998
<b>Full Name</b>	Mrs Nicola Botha
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Quality office employment within Dacorum is limited. Positioning new housing in a place which forces further commuters damages village community and adds nothing to the local prosperity as commuters move out and use villages as a hub only. We must promote employment opportunities in the local area that attract and retain value within the community.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO5043
<b>Full Name</b>	Mr Chris Lumb
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Again, no account seems to have been taken of the large cohort of residents who will look to the London area for their employment. Should not housing for commuters form part of the provision?
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO5252
<b>Full Name</b>	Mrs Catherine Anderson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	Tring needs to maintain its remaining brownfield sites used for small local businesses, having lost much commercial land to housing recently due to the Government policy of easing restrictions on change of use. While the area selected for a commercial site is close to the A41, we should be encouraging a variety of businesses to increase and maintain a high level of employment in the town.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO5393
<b>Full Name</b>	Mr John Ingleby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>In 7.2.7 it is noted “Dacorum is not a commercially attractive location for new office development and almost no new offices have been built recently. Office floorspace has been reducing and there is vacant office space. Several buildings have been converted to housing and this is continuing through the Government’s ‘prior approval’ process.”</p> <p>There is therefore no need to include Wayside Farm at Kings Langley in the list of potential sites, which would add to the already over-congested A41 and A4251 roads approaching M25 Junction 20. Although Wayside Farm is close to M25 and Kings Langley Station, it should be borne in mind that the large office block at Enterprise House (approx 800m from M25 and 400m from KL Station) was recently converted to flats.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO5439
<b>Full Name</b>	Mr Pdraig Dowd
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Jobs growth is more involved than extrapolation of a simple economic consultant's report. The nature of work will change significantly as will the nature of available jobs. Unanswered is the question of what jobs do you wish to attract?</p> <p>The existing infrastructure already seriously impedes job growth in many sectors and without significant</p>



	<p>addressing and investment in such infrastructure, you will not have the jobs growth that you list not to mind to attract higher-value jobs of the future. Connectivity and transport are fundamentals.</p> <p>Your approach to jobs growth is simply a placid extension of what has happened and shows no ambition to be a centre of higher-value or of excellence.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO5495
<b>Full Name</b>	Mr Garrick Stevens
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	although regret the government decision to allow change of use from offices to residential without planning permission: this undermines vibrancy of town centre.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO5554
<b>Full Name</b>	Mr Peter Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	7.2.1. states that 'The local workforce has above average skills and qualifications compared to the UK as a whole.' As much of the job growth in the area is low-skilled (eg. warehousing) this means that much of our housing growth is to accommodate commuters who have been encouraged by DBC and local estate agents to move to Dacorum from London?
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO5749
<b>Full Name</b>	Dr Lucy Murfett
<b>Company / Organisation</b>	Chilterns Conservation Board
<b>Position</b>	Planning Officer
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The world of work is likely to see revolutionary changes over the plan period, with technology changing whether, where and how we work. The plan and evidence base does not recognise the likely changes. The plan needs to look ahead to prepare for the workplaces and lifestyles of the future. This is likely to include more working from home in the rural areas, and greater opportunities for employment in the rural leisure industry. The nationally important resource of the Chilterns AONB provides incredible opportunities for sustainable tourism and health and wellbeing, making the protection of its natural beauty for the future even more important.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO5871
<b>Full Name</b>	Mr Michael Lelieveld
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	We concur with the response provided by Berkhamsted Town Council to this question.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO5898
<b>Full Name</b>	Mr Grahame Partridge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	How is commuting addressed in the figures? Building additional houses for commuters and exporting work needs is not mentioned.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO5971
<b>Full Name</b>	Ms Fiona Coulling
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO6002
<b>Full Name</b>	Mrs Pauline Hughes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>There are currently a lot of empty offices. Perhaps some empty shops could become offices to prevent the town dying.</p> <p>Warehouses should not be built in villages, add to already dreadful traffic issues.</p> <p>Would like to think The members of the Ambassadors Group board could be chosen more carefully to reflect those with a genuine interest in the residents and environment of Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO6085
<b>Full Name</b>	Mr Richard Tregoning
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Whilst job growth is likely this seems to take no account of the effect of homework The Internet with higher and higher broadband speeds, the use of smart phone technology etcetera. 80% of the UK economy is Services. In the smallest village an international business can be carried out seamlessly</p> <p>In Wigginton one PR consultant demonstrated recently that she could do all her business whilst sitting in a field or comfortably in her office at home</p> <p>More attention is needed to this new industry called the Re emergence of the Cottage Industry</p>

	We are only at the start of this new boom of employment opportunity when people do not need offices
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO6323
<b>Full Name</b>	Miss Lucy Muzio
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There are enough empty buildings that could be used for this pet pose without building on greenbuilt.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO6353
<b>Full Name</b>	Mr andrew miller
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There requires a need to provide employment, the amount of redundant and cheap office/warehouse space within the DBC area that either remains empty or re-engineered in to housing.  Unless large corporations commit to locations then possible white elephants (e.g. Westside, Breakspear House) have recently demonstrated, partially empty for long periods.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO6406
<b>Full Name</b>	Dr Melvyn Else
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Land designated for industry is being given over to housing and to out of town supermarkets. Is the

	additional housing being built just for commuters? How much of the housing need is generated by employment/employers in the area needing to attract workers.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO6449
<b>Full Name</b>	Mr Nicholas Ring
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO6497
<b>Full Name</b>	Mr Topan Dutta
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	As there is spare office space in Hemel Hempstead, we should not encourage more warehouses with the associated transport issues
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO6660
<b>Full Name</b>	Mrs Victoria Janaway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I do not see a rationale demonstrating there will be future jobs growth that is sustainable and viable for the area. The following is set out above 'Dacorum is not a commercially attractive location for new office development and almost no new offices have been built recently. Office floorspace has been reducing and there is vacant office space. Several buildings have been

	<p>converted to housing and this is continuing through the Government's 'prior approval' process'</p> <p>To this end I fail to see why any of the proposals include building offices. Quite simply, the demand is not there. Buildings already available are empty or being converted into flats. Thus not adding to the employment opportunities and having a devastating impact on the local quality of life, draining already over-stretched resources.</p> <p>The Nap surgery has had a significant increase in new patient registrations during 2016. This sharp increase has put the surgery under intense pressure already.</p> <p>Development should concentrate on regenerating brown field sites, but there are no brown field proposals from Dacorum BC. These have to be developed first before any Green Belt sites are considered.</p> <p>Transport links at the south of Dacorum are already overloaded at peak hours. This means any further new building will add to existing congestion, and further reduce the attractiveness of the Borough. This in turn negatively affects housing forecasts. • Recent increases in the population of Abbots Langley, the next village to Kings Langley who share our railway station with have created additional pressures on the transport links at M25 Junction 19 &amp; 20, and on the rail link to Euston.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO6663
<b>Full Name</b>	Miss Giulietta Cinque
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I agree with putting more office space and warehousing in areas that are already dedicated to that purpose like Hemel Industrial estate, IF it is actually needed, but IS IT? I don't agree with YET MORE offices and warehousing being proposed in villages like Kings Langley as this would increase the volume of traffic that the village can't take. Is there a demand or need for more offices or warehousing in Kings Langley when one block has recently been turned into luxury flats? It absolutely should not be built on the Green Belt causing the ruin of the village</p> <p>Despite the proximity of the M25 and M1, organisations are not motivated to locate to Hemel or Kings Langley, due to the traffic problems of getting in and out at peak times from Junction 20 through Kings Langley or into Hemel from the A41. Due to this some of the offices mentioned in the other replies are either empty or have been converted to flats.</p>

	<p>Increased and improved bus routes from Hemel station to Maylands would make sense and allow an alternative to driving and existing bus routes from Adeyfield to Hemel that end at 8pm on a Saturday night are frankly useless, again causing residents in outlying and high up areas to rely on cars / taxis for shopping / entertainment in Hemel.</p> <p>Enterprise House, a former large suite of offices located between Kings Langley Station and the M25 junction, was recently converted into flats, suggesting a lack of demand for further office accommodation currently.</p> <p>Part of the issue here was that when this was a college building, there was not enough parking for those travelling here daily and for evening classes, leaving residents nowhere to park and drove the need for the controlled parking along station road and Roman Gardens, so despite the proximity of the station, people were STILL driving.</p> <p>Given the severe transport restrictions at M25 Junction 20, Site KL-h3 – Land to east of A41 and Wayside Farm – should not be allocated for new building of any kind.</p> <p>Destroying Wayside Farm, a much loved feature of Kings Langley village, a working dairy farm, serving the needs of local people would be a disgrace.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO6732
<b>Full Name</b>	Mr Geoff Latham
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Generally. It is probably better to site large industrial, warehousing and business provision on designated "parks" for investment, access and employment purposes.</p> <p>However, consideration should be given to mixed residential, small shops and non-offensive work premises, even to the extent of having buildings capable of having interchanging uses.</p> <p>Part of current problems are caused by the sterility of large areas of the same use. Town centres could be enlivened by permitting some of the economically redundant shop units to be changed to residential or service uses, and back again if circumstances change. (Jane Jacobs "The Death and Life of Great American Cities".</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO6813

<b>Full Name</b>	Helen Cole
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Office space should never be approved for conversion to residential, or at least in very exceptional circumstances. The land will always be worth more as residential property, and for that reason developers and landowners will push for change of use, but for sustainability (reduced travel and injection to the local economy from small businesses) we must preserve business use in all of our towns. we will lose our sense of community if our towns become dormitory towns where all workers must commute.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LP106956
<b>Full Name</b>	Mr Edward Castle-Henry
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	That sounds like a good approach. I also think having an emphasis on enviro-tech would help make Dacorum a more environmentally friendly place, with more access to smart technology, and if large scale of energy generating devices were to be installed, that could also provide many more jobs.  I was thinking where, but I think incorporating them into new builds would be a very clever way of achieving this.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LP107029
<b>Full Name</b>	mr michael hicks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No



<b>Your response - Please add your response here</b>	<p>warehousing does not provide large amounts of high paying jobs it provides small amounts of low paid jobs more emphasis should be placed on offices and science parks which have larger numbers of higher paid jobs and also provide jobs for lower paid support staff.</p> <p>Small offices could be placed inside residential areas without problems.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO7111
<b>Full Name</b>	Mr & Mrs Fox
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p><b>BRAG RESPONSE TO Q21 (FULL DOC ATTACHED TO Q46)</b></p> <p>Question 21</p> <p><i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p>No</p> <p><input type="checkbox"/></p> <p>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</p> <p><input type="checkbox"/></p> <p>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO7322
<b>Full Name</b>	Brian and Heidi Norris

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We fully understand the need for additional housing in this country, but it should not be to the detriment of towns such as ours. We do not intend to reply to the 46 questions one by one, but support the answers given by the Berkhamsted Citizens' Association and the Berkhamsted Residents Action Group and support Option 1B in the Strategy Plan. Even this number of 600 further homes is, in our view, more than enough, but we understand that is an existing commitment.</p> <p>BRAG response to Question 21 (please note full document is attached to Q46)</p> <p>Question 21</p> <p><i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p>No</p> <p><input type="checkbox"/></p> <p>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</p> <p><input type="checkbox"/></p> <p>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO7353
<b>Full Name</b>	Carol Atkinson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Q.21 – Future Jobs Growth - No</p> <p>I haven't been able to read all the plans for reinvigorating Dacorum commercially but one of the documents I saw suggested further warehouse development. This would</p>

	not help employment as warehouses are increasingly automated and the larger warehouses could be very significant fire hazards on a scale that dwarfs Buncefield. Unless the storage racks are sprinklered any fire could quickly get out of control and this is not something addressed by building regulations. That sort of space could be very useful for indoor farming which is likely to become increasingly necessary as the climate changes and which could provide good employment opportunities.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO7375
<b>Full Name</b>	Mrs Helen Harding
<b>Company / Organisation</b>	Chiltern & South Bucks District Council
<b>Position</b>	Principal Planner
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Thank you for consulting Chiltern and South Bucks District Council and for your continuing engagement on Duty to Co-operate matters with the Councils in relation to the emerging Dacorum Plan and the joint Local Plan Chiltern and South Bucks.</p> <p>I attach the response of Chiltern and South Bucks District Council on your reg 18 Issues and Options consultation.</p> <p>The response has been agreed with the Chiltern District Council Portfolio Holder for Sustainable Development, Councillor Peter Martin.</p> <p>The response of the South Bucks District Council Portfolio Holder for Sustainable Development, Councillor John Read is currently awaited at the time of sending this email. If there are any changes to this response in the light of comments which he may wish to make I will contact you straight away.</p> <p>20 and 21 – Employment</p> <p>For employment, the Functional Economic Market Area for Dacorum is the same area as the Housing Market Area. There is an estimated need for 18 hectares for office space. At present there is no target for industrial / warehousing land as there are a number of matters still to resolve on this. The Councils would like to be kept informed as to the progress on defining a target, the scale of strategic employment locations and their impact on the transport network.</p> <p>FULL DOC ATTACHED TO Q46</p>
<b>Include files</b>	
<b>Number</b>	Question 21

<b>ID</b>	LPIO7469
<b>Full Name</b>	MR Christopher Kendall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Answer – NO</p> <p>Dunsley Farm is a totally unsuitable site for additional small and medium sized industrial and warehouse units. The location is in close proximity to the market town of Tring and adjacent to one of the main arterial routes into the town centre. More than 12 acres of industry would have a disastrous effect on the rural green eastern entrance to the Town. Such a scheme would result in unacceptably high car, commercial vehicle and heavy lorry traffic causing congestion, unsafe road conditions and pollution. Green Belt land can only be re-designated if exceptional conditions apply. It is inconceivable that such conditions apply in this case.</p> <p>It is unproven that Tring needs more job creation. The town must have one of the lowest unemployment levels in the country and neighbouring towns and those within commuting distance provide an ample supply of varied employment. This includes, of course, work opportunities outside of the South West Hertfordshire area that has been the subject of the assessment – e.g. Aylesbury, Milton Keynes and London.</p> <p>In any event new industrial sites, business parks and warehousing should always be located away from the centre of towns and inner arterial roads.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO7863
<b>Full Name</b>	Dr Peter Chapman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO7947
<b>Full Name</b>	Mr Norman Groves
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I would like to confirm that I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>BRAG RESPONSE TO Q21</p> <p><input type="checkbox"/></p> <p>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</p> <p><input type="checkbox"/></p> <p>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LP107996
<b>Full Name</b>	Mr Michael Nidd
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>There is no evidence as to how commuting, whether in- or out-, is addressed in the figures. Building additional houses for commuters and exporting work needs is not addressed. There is a lack of clarity over whether job growth comes from the local area or from London.</p> <p>The basis of estimates for air-conditioned office accommodation are woefully optimistic – Dacorum, especially Hemel Hempstead, continues to suffer over-supply and virtually no demand, as evidenced by the long-standing collapse of the rental market and the number of offices being converted to dwellings. The estimate may well betray the invisible hand of the unelected and largely unaccountable Herts Local Enterprise Partnership.</p>
<b>Include files</b>	
<b>Number</b>	Question 21

ID	LPIO8046
Full Name	Mrs Samantha Pilling
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>1 <b><u>Empty Offices</u></b></p> <p>It is argued that some of the Green Belt land is needed for commercial development. Why then are so many buildings in Maylands Estate standing empty due to lack of demand? Why are there floors and floors of office space standing empty at Westfield, Apsley empty? Do we need to build more office space, when there are empty units already? In addition there are numerous empty retail units in Hemel Hempstead.</p>
Include files	
Number	Question 21
ID	LPIO8068
Full Name	Hertsmere Borough Council
Company / Organisation	Hertsmere Borough Council
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>Q.21 – Future jobs growth</b></p> <p><b>In terms of the choice of targets and how you will seek to meet them, the approaches will need to be agreed through on-going joint working and in a Statement of Common Ground with the HMA/FEMA authorities. The recognition of the close link between numbers of new homes and jobs targets and the need to keep this under review in preparing the Local Plan is welcomed.</b></p>
Include files	
Number	Question 21
ID	LPIO8443
Full Name	Mr Peter Shell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Because of the above I am not in a position to myself provide detailed answers to all the questions, but have seen the response prepared by BRAG and agree with their comments which should also be regarded as my own.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO8543
<b>Full Name</b>	Mrs Sarah Rees
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p><b>BRAG response to Question 1 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>

Include files	
Number	Question 21
ID	LPIO8570
Full Name	Helen & Stuart Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action group have responded in full to the issues and options consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation the we wish DBC to duplicate BRAG's responses under our name.</b></p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
Include files	
Number	Question 21
ID	LPIO8619
Full Name	Spencer Holmes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p>



	<p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO8666
<b>Full Name</b>	MRS G RUSSELL
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>No</p> <p>1- There is no pressing need for additional employment land on the Green Belt at Dunsley Farm at Tring, SW of Kings Langley, nor east of A41 at Two Waters. This is definitely not a case of exceptional circumstances.</p> <p>2- There are already a lot of empty office.</p> <p>3- Need more opportunities for home-working, for small enterprises, and local clusters of small businesses.</p> <p>4- There is definitely no need to take Wayside Farm at Kings Langley, which is a successful business and provides food locally, and will be hugely appreciated once we leave the EU.</p> <p>5- The economy is slowing.</p> <p>6- Creation of employment opportunities should be concentrated in the north of the country, not in the over-developed south.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO8733
<b>Full Name</b>	Mrs Pat Berkley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I/we request you accept this as confirmation that I/we wish DBC to duplicate BRAG's responses under my/our name.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO8767
<b>Full Name</b>	gregory lee
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	If it means that there is a significantly reduced amount of green belt for future generations to enjoy then no.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO8832
<b>Full Name</b>	Mr Lawrence Sutton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p>

	<p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LP109003
<b>Full Name</b>	David Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	No How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. Is all this job growth in the local area or in London?
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LP109022
<b>Full Name</b>	Mrs Susan Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. Is all this job growth in the local area or in London?
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LP109766
<b>Full Name</b>	Aly MacLean

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
Include files	
Number	Question 21
ID	LPIO9814
Full Name	Mr Paul Wardle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p>

	<p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO9989
<b>Full Name</b>	mr Kevin Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21

<b>ID</b>	LPIO10037
<b>Full Name</b>	Jill Mewha
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO10106
<b>Full Name</b>	Melanie Frankel
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p>

	<p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO10154
<b>Full Name</b>	Natalie Crane
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO10211
<b>Full Name</b>	Mr Tim Beeby

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
Include files	
Number	Question 21
ID	LPIO10258
Full Name	John and Jane Beeley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p>



	<p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>.....</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO10308
<b>Full Name</b>	Kathleen Lally
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am writing in response to the latest plan for housing development in Berkhamsted, most of which suggests an excessive and impractical number of new houses. I have read your Local Plan 2017 and I have read the reply of Berkhamsted Residents' Action Group (BRAG) and agree that <u>Option 1B is the only option acceptable</u>.</p> <p>I agree entirely with the BRAG response to your plan.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	

Number	Question 21
ID	LPIO10356
Full Name	J&P Savage
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Secondly, the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
Include files	
Number	Question 21
ID	LPIO10422
Full Name	Mr Daniel Parry
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question (please note full document is attached to Q46)</b></p>

	<p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO10471
<b>Full Name</b>	David Burbidge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, <b><u>I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name</u></b></p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO10521
<b>Full Name</b>	Mr Stephen Doughty

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>I would however like to make a few specific comments.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
Include files	
Number	Question 21
ID	LPIO10569
Full Name	Mr Roger Petts
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p>

	<ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO10616
<b>Full Name</b>	Simon Chilton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO10666
<b>Full Name</b>	Sally and David Williams
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please register as support for BRAG's submission.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO10714
<b>Full Name</b>	Mrs Jenny Jenkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to emphasise a few of the most important points within that response that I strongly agree with:</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>

Include files	
Number	Question 21
ID	LPIO10807
Full Name	Grant Imlah
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Moreover i am aware that The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
Include files	
Number	Question 21
ID	LPIO10860
Full Name	Sheila Dawkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	I have studied the above plan, accessed the BRAG website, and attended the Berkhamsted Citizens Association Visioning Evening on 15 November and the Berkhamsted Town Council presentation on 22 November.

	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO10908
<b>Full Name</b>	Jean Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO10957
<b>Full Name</b>	Christopher Stafford
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p>



	<p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11008
<b>Full Name</b>	Mrs Patti Whittle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11054

<b>Full Name</b>	J M Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11135
<b>Full Name</b>	Cally Emmas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11182
<b>Full Name</b>	Mr Neil Aitchison
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Land should only be released at Kings Langley if the A41/M25 junction capacity is improved.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11229
<b>Full Name</b>	Jon Rollit
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11279
<b>Full Name</b>	Kate Locke
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>In addition I would reiterate the extensive points made in the BRAG response to the 'Issues &amp; Options' consultation. I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. The Berkhamsted Residents Action Group (BRAG) has responded in full.</p> <p>In addition, I like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p>

	<ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11367
<b>Full Name</b>	Ms Lorraine Gilmore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>BRAG has responded in full to the 'Issues &amp; Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish Dacorum Borough Council (DBC) to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasise some of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11416
<b>Full Name</b>	Conian
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am writing in response to the current consultation to register my views on the proposals.</p> <p>As the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and to avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response, to add some of my own comments.</p> <p>....</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11453
<b>Full Name</b>	Mr & Mrs J Neale
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Not with respect to warehousing; jobs in warehouses are increasingly being done by robots. There are numerous articles on this, eg FT 24 Aug "Amazon robots bring a brave new world to the warehouse". Many functions that were once solely done by human hands are being carried out by robots as advanced automation takes root.</p> <p>Hemel Hempstead would get all the road traffic, and the associated pollution and congestion, but very few jobs in the longer term.</p>
<b>Include files</b>	

Number	Question 21
ID	LPIO11525
Full Name	Ms Eliza Hermann
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Given the very low unemployment rate in the county and the borough (3.7 % in the county and 3.6% in Dacorum for the twelve months ending June 2017, according to the Office for National Statistics), it is unnecessary to plan for as much jobs growth as this consultation suggests. There is insufficient evidence to support Dacorum's conclusion that more industrial and warehousing development is needed.
Include files	
Number	Question 21
ID	LPIO11605
Full Name	Janet and James Honour
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents</li> </ul> </li> </ul>

	proactively encouraging people to move to Dacorum from London?
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11650
<b>Full Name</b>	john and barbara neale
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Not with respect to warehousing; jobs in warehouses are increasingly being done by robots. There are numerous articles on this, eg FT 24 Aug "Amazon robots bring a brave new world to the warehouse". Many functions that were once solely done by human hands are being carried out by robots as advanced automation takes root.</p> <p>Hemel Hempstead would get all the road traffic, and the associated pollution and congestion, but very few jobs in the longer term.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11708
<b>Full Name</b>	kevin minier
<b>Company / Organisation</b>	Dacorum Patients Group
<b>Position</b>	chairman
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We have very high employment in Dacorum and employers struggle to find employees from manual workers to professionals. This is particularly an issue for our health and social care sector. We also have many people who could work but for various reasons such as health reasons – physical, mental/emotional, learning disabilities – or educational – language barriers, mathematics – or other commitments – parenting or caring roles - there are not suitable jobs available to them.</p> <p>A sustainable local economy requires healthy residents with employment opportunities and a safe environment to live in.</p> <p>The Local Plan must pave the way for the following:</p>

	<p>1 Employment – the Local Plan must ensure that there are sufficient local employment opportunities for everyone of working age: this must include employers who will make reasonable adjustments for people with protected characteristics and carers. (Dacorum must not be reliant on London for its jobs. Why does Dacorum not have greater demand for office space? Is it because many Dacorum office workers work in London?)</p> <p>Equally the Local Plan must provide (current and potential) employers with confidence that this area can provide/attract a capable workforce by ensuring affordable housing, education/training facilities, community facilities and a healthy environment</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11760
<b>Full Name</b>	Edmund Hobley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues &amp; Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG’s responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</b></p> <p>...</p> <p><b>Brag Response to question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11808
<b>Full Name</b>	John Thomson



<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	(It is important to embrace Green Lane (St Albans) in Dacorum's jobs growth
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11910
<b>Full Name</b>	Janet Mason
<b>Company / Organisation</b>	Berkhamsted Town Council
<b>Position</b>	Town Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Land should not be removed from the Green Belt in anticipation of need – need must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO11957
<b>Full Name</b>	Dee Sells
<b>Company / Organisation</b>	Markyate Parish Council
<b>Position</b>	Parish Clerk/ RFO
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<i>It is outside the brief of Markyate Parish Council, but it seems inappropriate to not seek to bring more office jobs into the town centres of Dacorum. The workforce in the warehousing jobs is not great, so many residents are going to need to find work somewhere.</i>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO12058
<b>Full Name</b>	David Wilyman
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 21. Please note full document is attached to Question 46</p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO12149
<b>Full Name</b>	Ray Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p> <p>Standard BRAG response to Question 21. Please note full document is attached to Q46.</p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p>

	<ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO12213
<b>Full Name</b>	Douglas & Christina Billington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO12292
<b>Full Name</b>	Richard Frankel
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 21. Please note full document is attached to Question 46.</p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO12354
<b>Full Name</b>	Mr Brian Kazer
<b>Company / Organisation</b>	Tring in Transition
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>No.</b> Inclusion of site Tr-h5 as 5ha small industry/warehousing is flawed in that this site is not assessed in the South West Hertfordshire Economic Study February 2016, nor is it listed in appendix E to that study on "list of designated employment areas not surveyed". This raises the issue of what other sites potentially available for small industry/warehousing, elsewhere in Dacorum, have not been identified.</p> <p>Para 7.10 "<i>The continuing demand for units at the Maylands Business Centre, which provides accommodation and support for small local businesses and business start-ups</i>", suggests that there is scope for the new Local Plan to encourage further provision of this type of business accommodation" merits</p>

	<p>research/provision elsewhere in Dacorum; potentially in/close to all urban centres.</p> <p>The discussion on extra employment space requirements appears to overlook the contribution that expansion of existing businesses can make, and is making. If this is taken into consideration, the required employment space could be reduced.</p> <p>An assessment of the likely demand for new low cost business space for low cost facility for micro, small, and medium sized enterprises is needed.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO12436
<b>Full Name</b>	Judy Halden
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 21. Please note full document is attached to Question 46.</p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO12484
<b>Full Name</b>	Meenakshi Jefferys
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
Include files	
Number	Question 21
ID	LPIO12531
Full Name	Mrs Jane Barrett
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response for Question 21. Please note full document is attached to Question 46.</p>

	<p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LP1012580
<b>Full Name</b>	mr paul healy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LP1012630
<b>Full Name</b>	Merrick Marshall
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasise just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
Include files	
Number	Question 21
ID	LPIO12679
Full Name	Monika & Casper Gibilaro
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under our name</b></p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p>



	<ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO12727
<b>Full Name</b>	Lorna Ginn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Here are my comments on the new Local Plan</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO12776
<b>Full Name</b>	Mr Raymond Phipps
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I wish to comment as follows to the Strategic Options Consultations. In general I follow the comments made by BRAG.</p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
Include files	
Number	Question 21
ID	LPIO12823
Full Name	Ingrid Carola McKenna
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>In addition, I draw attention to some of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth</li> </ul> </li> </ul>

	has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO12871
<b>Full Name</b>	Mr Stephen Lally
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Rather than repeat the BRAG response, with which I completely agree, I will highlight some key points that are important to me.</b></p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO12925
<b>Full Name</b>	Jon Whittle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as

	<p>confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO12974
<b>Full Name</b>	Edward Keane
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO13023
<b>Full Name</b>	Bettina Deuse
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</p> <p>...</p> <p><b>BRAG response to question 21 below (full BRAG response see question 46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO13076
<b>Full Name</b>	Mr Paul Tinworth
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>I wish to express my full agreement with the response from the Berkhamsted Residents Action Group regarding Dacorum's Local Plan.</b></p> <p>...</p>

	<p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO13124
<b>Full Name</b>	Hilary Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</b></p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO13190

<b>Full Name</b>	Mr J G Botha
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There are plenty of jobs in London, Watford and Hemel Hempstead. This will only become a requirement if large scale development occurs on Green Belt which I believe shouldn't happen.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO13388
<b>Full Name</b>	Mrs Christine Mitchell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO13389
<b>Full Name</b>	Mr Alan Mitchell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO13458
<b>Full Name</b>	Mrs Catherine Imber
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response</p> <p>The issue of commuters needs to be addressed. How much of our housing growth has been calculated to accommodate commuters?</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO13506
<b>Full Name</b>	Deborah Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p>



	<ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO13561
<b>Full Name</b>	Mr Alan O'Neill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO13614
<b>Full Name</b>	Sue O'Neill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO13676
<b>Full Name</b>	Tim Uden
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p>

	<ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO13741
<b>Full Name</b>	Edward Hatley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request that you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO13791
<b>Full Name</b>	Mr Roger Didham
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
Include files	
Number	Question 21
ID	LPIO13846
Full Name	Alex Dann
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p>

	<p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LP1014016
<b>Full Name</b>	Danny Jennings
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I would like to register our joint support of the opinions of Berkhamsted Town Council, Berkhamsted Residents Action Group and the Berkhamsted Citizens Association regarding Dacorum's Local Plan.</p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LP1014065
<b>Full Name</b>	Mr John Goffey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>In order to avoid duplication, we request that DBC consider this response as supportive of all the points raised by Berkhamsted Residents Action Group (BRAG) in their comprehensive response to the DBC <i>Issues and Options</i> document. We would, in addition, like to add the following points concerning Question 33 of the above document.</b></p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
Include files	
Number	Question 21
ID	LPIO14113
Full Name	Sue Elleray
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p>

	<ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO14164
<b>Full Name</b>	Mr Richard White
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>I disagree with the Dacorum Local Plan proposals for the reasons stated in the BRAG response</b></p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO14306
<b>Full Name</b>	Ms Vicky Tattle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO14349
<b>Full Name</b>	Ms Alison Cockerill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Any help which DCB can give to the independent traders and business in the town would also be very gratefully received.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO14393
<b>Full Name</b>	Ray Tattle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p>



	<p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO14442
<b>Full Name</b>	Giselle Okin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO14491

Full Name	Mr David Griffin
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><i>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</i></p> <p><i>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</i></p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
Include files	
Number	Question 21
ID	LPIO14768
Full Name	Ms Paula Farnham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has (or will be) responded (ing) in full to the 'Issues &amp; Options' consultation. I could make similar comments in response, but in order to make this simple, please accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p>However, I would like to take this opportunity to emphasize just a few of the most important points within that response.</p>

	<p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO14810
<b>Full Name</b>	Steve Baker
<b>Company / Organisation</b>	CPRE - The Hertfordshire Society
<b>Position</b>	Planning Manager
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	No, the approach to meeting future jobs growth needs to consider the availability of land on which these jobs can be provided. In particular, the constraints imposed by the location of Dacorum in the London Green Belt. Following current National Policy means applying NPPF paragraph 14 and the new Local Plan will have to demonstrate that there are exceptional circumstances, not just to justify housing need, if Green Belt boundaries are to be changed to accommodate new development. The number of jobs that are needed and can be justified will depend on the assessed need and a target set in the light of NPPF paragraph 14 and the constraints imposed by national Green Belt policy.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO14839
<b>Full Name</b>	Bev Mckenna
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues &amp; Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, please take this as confirmation that I wish DBC to duplicate BRAG’s responses under my name.</b></p> <p><b>In addition, I draw attention to some of the most important points within that response</b></p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO14886
<b>Full Name</b>	Mr Michael Curry
<b>Company / Organisation</b>	Tring Town Council
<b>Position</b>	Town Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The conclusion of Regeneris’s report ‘South West Hertfordshire Economic Study’ begins with a section entitled “An area with high growth potential” and the summary states:</p> <p><i>9.42 The Economy Study has considered a number of scenarios for the future growth of South West Herts. All of these point to a high level of growth which is above the national average. This reflects the strong economic performance of South West Herts, which has been driven by its transport connections, access to London and highly skilled labour market.</i></p> <p>The source of growth is “a significant increase in demand for office space”. Whilst it is recognised that Dacorum is not starting from the best base, its transport links, location, new methods of working, local further</p>

	<p>education providers and lower costs relative to London can present an attractive package.</p> <p>Section 7.2 Issue 13 appears to pay lip service to these opportunities for commercial growth and opt for an easy option of providing warehouse space (for which there is a demand) but this will only create a relatively low number of poorly paid jobs whilst being 'land hungry'</p> <p>In the rush for houses, commercial provision is being neglected and this is not helped by the 'prior approval' process. Opportunities for smaller business parks should be sought as well as large site- the extension to the Icknield Way Industrial Estate in LA5 is an example and Tr-h5 Dunsley Farm, both close to the A41 with rail transport also available.</p> <p>The take-up of units in the Maylands Business Centre demonstrates what can be achieved.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO14942
<b>Full Name</b>	Malcolm and Jill Allen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, I/we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	

<b>Number</b>	Question 21
<b>ID</b>	LPIO14991
<b>Full Name</b>	Mr Clive Freestone
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO15041
<b>Full Name</b>	Mr & Mrs D A Simmons
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. We request you accept this summary as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p>

	<p>We would like to take this opportunity to emphasize a few of the most important points within that response, <b><i>in particular our response to Q25.</i></b></p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO15109
<b>Full Name</b>	Grand Union Investments
<b>Company / Organisation</b>	Grand Union Investments C/O Savills
<b>Position</b>	Associate Director
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>• In order to achieve growth in the local economy, the Council is proposing to facilitate the creation of new jobs by ensuring that the necessary built accommodation is available to accommodate new business activity. In doing so, the Council proposes to accept the recommendations of the South West Hertfordshire Economic Study to plan for office growth, and to do so through the provision of a higher level of industrial and warehousing jobs.</li> <li>• Of particular importance is that the Council plans for a flexible supply of employment land such that the requirements of both new and existing businesses can be accommodated. Indeed, the third bullet of paragraph 21 of the NPPF requires local planning authorities to <i>'support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances'</i>.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO15150

Full Name	Mr David Broadley
Company / Organisation	Aylesbury Vale District Council
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Issue 12 - How should our local economic area be defined?</b></p> <p>P.57 – It is queried if there is likely to be any employment need that needs exporting outside the FEMA area and if so where might that go?</p> <p>P.58 – It is queried where the floorspace figures have comes from, are they from the Economy Study or are they generated from job numbers using the Council's own calculation method?</p>
Include files	
Number	Question 21
ID	LPIO15180
Full Name	Bert Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>This is to be treated as two identical responses from 1) Bert Smith - 2) Valerie Smith.</p> <p><b>Answer – NO</b></p> <p>Dunsley Farm is a totally unsuitable site for additional small and medium sized industrial and warehouse units. The location is in close proximity to the market town of Tring and adjacent to one of the main arterial routes into the Town Centre. More than 12 acres of industry would have a disastrous effect on the rural green eastern gateway to the Town. Such a scheme would result in unacceptably high car, commercial vehicle and heavy lorry traffic causing congestion, unsafe road conditions and pollution. Green Belt land can only be re- designated if exceptional conditions apply. It is inconceivable that such conditions apply in this case.</p> <p>It is unproven that Tring needs more job creation. The town must have one of the lowest unemployment levels in the country and neighbouring towns and those within commuting distance provide an ample supply of varied employment. This includes, of course, work opportunities outside of the South West Hertfordshire area that has been the subject of the assessment – e.g. Aylesbury, Milton Keynes and London.</p>



	In any event new industrial sites, business parks and warehousing should always be located away from the Centre of towns and inner arterial roads.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO15200
<b>Full Name</b>	Valerie Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>This is to be treated as two identical responses from 1) Bert Smith - 2) Valerie Smith.</p> <p><b>Answer – NO</b></p> <p>Dunsley Farm is a totally unsuitable site for additional small and medium sized industrial and warehouse units. The location is in close proximity to the market town of Tring and adjacent to one of the main arterial routes into the Town Centre. More than 12 acres of industry would have a disastrous effect on the rural green eastern gateway to the Town. Such a scheme would result in unacceptably high car, commercial vehicle and heavy lorry traffic causing congestion, unsafe road conditions and pollution. Green Belt land can only be re- designated if exceptional conditions apply. It is inconceivable that such conditions apply in this case.</p> <p>It is unproven that Tring needs more job creation. The town must have one of the lowest unemployment levels in the country and neighbouring towns and those within commuting distance provide an ample supply of varied employment. This includes, of course, work opportunities outside of the South West Hertfordshire area that has been the subject of the assessment – e.g. Aylesbury, Milton Keynes and London.</p> <p>In any event new industrial sites, business parks and warehousing should always be located away from the Centre of towns and inner arterial roads.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO15222
<b>Full Name</b>	Sue Tiley
<b>Company / Organisation</b>	Welwyn Hatfield Borough Council
<b>Position</b>	Planning Policy and Implementation Manager
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	<p>The SW Herts Economic Study's definition of the SW Herts Functional Economic Market Area (FEMA), covers the whole local authority areas of Dacorum, Hertsmere, St Albans, Three Rivers and Watford. The Welwyn Hatfield evidence has identified that St Albans falls with the Welwyn Hatfield Functional Economic Market Area.</p> <p>Accordingly, and in line with the Duty to Cooperate, there will need to be continuing dialogue between Welwyn Hatfield and the SW Herts authorities on matters to do with employment growth and employment land supply.</p> <p>In this respect, it is generally acknowledged that employment forecasts fluctuate from year to year, and need to be kept under regular review. Account will need to be taken of economic cycles, the size of the working age population, commuting levels and provision elsewhere in the FEMA when deriving appropriate jobs targets.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO15268
<b>Full Name</b>	Caroline Manson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I would like to register my views on the current consultation regarding the proposed developments in Dacorum and in particular Berkhamsted, where I have been a resident for over 20 years.</p> <p>I am attaching the more detailed comments compiled by the Berkhamsted Residents Action Group, which I fully support.</p> <p>Thank you for your consideration of my views and I hope that you will make a decision which protects the current character of our beautiful Market Town.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21: <i>Do you agree with the proposed approach to meeting future jobs growth?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures? Building additional houses for commuters and exporting work needs is not mentioned.</li> </ul>

	<ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO15320
<b>Full Name</b>	Mr Alan Conway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has already responded to the Issues &amp; Options Consultation. I have studied their comments and confirm that I support the arguments put forward in their submission.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO15369
<b>Full Name</b>	Sue Wolstenholme
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I write in support of the submission made by the Berkhamsted Residents Action Group who have written

	<p>and represented very clearly the views of many Berkhamsted Residents.</p> <p><b>Standard BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO15431
<b>Full Name</b>	Nick Hanling
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and I have attached their reponse which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21

<b>ID</b>	LPIO15479
<b>Full Name</b>	Sarah and Nigel Tester
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and I have attached their response which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO15535
<b>Full Name</b>	Miss Tanya Assarat
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept the attached document of this as confirmation and that I wish DBC to duplicate BRAG's responses under my name.</p>

	<p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO15584
<b>Full Name</b>	Melanie Llewellyn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am writing to support the submissions by The Berkhamsted Town Council, the Berkhamsted Residents Action Group and The Berkhamsted Citizens Association opposing further development in Berkhamsted.</p> <p><b>BRAG response to Question 20 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. <ul style="list-style-type: none"> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO15651
<b>Full Name</b>	Mr James Honour
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I have attended the presentation and have read the Berkhamsted Residents Action Group response to the questions posed.</p> <p>I can agree with all their extensive points and request that you accept this as confirmation i wish to duplicate their responses under my name.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
Include files	
Number	Question 21
ID	LPIO15710
Full Name	Mark Pawlett
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>Please see attached a report provided by the Grove Road Residents Association. I can confirm that I am a member and as such support this document.</b></p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
Include files	
Number	Question 21
ID	LPIO15758

Full Name	Maria & Colin Sturges
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I believe the proposed Local Plan lacks vision and fails to keep the character of Dacorum. Less than 6 months ago (16th July) the previous 25 year plan was approved and that took 10 years in the making, and now we are being asked to approve a new plan having just agreed to an additional 500 houses in Tring. If the worst case scenario of the plan were to take place this would result in a 60% increase of the town of Tring. I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town...</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
Include files	
Number	Question 21
ID	LPIO15805
Full Name	David Kerrigan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I fully endorse the BRAG submission on this, which is worth pointing out as I have not answered some questions, and have bundled answers to others under what seems to be the most critical one – Question 40 eliciting support or otherwise for Option 1B.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p>



	<ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO15982
<b>Full Name</b>	Mr Robert Sellwood
<b>Company / Organisation</b>	The Crown Estate
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>A study undertaken by Savills in 2016 on behalf of The Crown Estate comes to very similar conclusions about the nature of job growth in Dacorum. It also found that the demand for offices is very weak. However, the establishment of the EnviroTech Enterprise Zone has the potential to stimulate office demand. In contrast, the industrial and warehousing market is much more positive with enquiries being received in respect of The Crown Estates land at East Hemel for both large warehouses and industrial space.</p> <p>It is considered that the 55 hectares of employment land at East Hemel has the potential to meet job growth throughout South West Hertfordshire.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO16063
<b>Full Name</b>	Dave Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please find the attached document describing issues and options that I and many other residents of Tring have addressed regarding housing development</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for</p>

	commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO16117
<b>Full Name</b>	Helen and Aaron Talbot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>We attach the report commissioned by Grove Fields Residents Association which we believe should be taken into consideration with regards to proposed plans for increased housing for Tring. We are a small town and the plans for huge new housing developments (some on Green Field sites) should be considered in the light of this.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO16176
<b>Full Name</b>	Stuart Mcgrory
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please find attached report which I fully endorse. There seems to be a complete lack of vision in the proposals and lack of concern about what it will do to the infrastructure of the town.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for</p>

	commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO16233
<b>Full Name</b>	Stuart Mears
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I write in regards to your "Issues and Options Consultation Local Plan to 2036".</b></p> <p><b>I fully support the analysis and conclusions of the Issues and Options Response prepared by the Grove Fields Resident Association.</b></p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO16294
<b>Full Name</b>	Kitty Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>please find the attached report written on mine and other residents request.</b></p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town</p>

	has experienced in the previous plan period rather than be subject to any significant economic allocation.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO16356
<b>Full Name</b>	Aaron Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I support GFRA responses see below.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO16403
<b>Full Name</b>	Ruth and Stephen Wright
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</b></p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p>

	<ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO16469
<b>Full Name</b>	Andrew Yeomans
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I endorse the attached reports from the Chiltern Countryside Group and the Grove Fields Residents Association, regarding the local plan consultation.</b></p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO16545
<b>Full Name</b>	Ian Emmas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Question 21</b>     <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p>

	<p>. How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</p> <p>. Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO16682
<b>Full Name</b>	Katie Parsons
<b>Company / Organisation</b>	Historic England
<b>Position</b>	Historic Environment Planning Advisor
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The historic environment is an important part of the Borough's employment, retail and tourism sectors, contributing to attractive, locally distinct places people want to visit, work and shop. The consultation document does not refer to the historic environment within the economy chapter. It is recommended that the role the historic environment has to play in economy and the opportunity for growth it provides and how it reinforces local character is better recognised.</p> <p>The Local Plan should ensure that new employment and tourism related site allocations are sustainably located and avoid harm to heritage assets and their settings, while existing sites and facilities are carefully managed. Addressing visitor management issues, particularly access and travel issues, needs to be sensitive to the historic environment.</p> <p>The Local Plan should ensure that new retail sites are sustainably located and avoid harm to heritage assets and their settings, while town and local centres are enhanced and carefully managed. Increasing the diversity of uses of uses within town centre locations can be beneficial to the historic environment if handled carefully, by allowing for a more active and vibrant centre. We would advise caution in relation to increasing out of town retail provision as this can often have a negative impact upon the vitality and viability of town and local centres, which can have associated adverse effects for the historic environment (e.g. Vacant units, dilapidated buildings and public realm etc.).</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO16828

Full Name	Jon G. Wright Dawn Sanders
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>As a member of the Grove Field Residents Association, I am in broad agreement with their conclusions.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
Include files	
Number	Question 21
ID	LPIO16896
Full Name	Jan Mcgrory
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Having read the document submitted by the grove fields residents association, I concur whole heartedly with its findings</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
Include files	
Number	Question 21
ID	LPIO16954
Full Name	Terry Godber
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> <li>The current plans also suggest that there will be little new local industry development in proximity to Tring inferring in turn that we continue to perceive that there will then become an even larger commuter workforce in the future.</li> </ul>
Include files	
Number	Question 21
ID	LPIO16984
Full Name	Chris Pike
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please register my support for this report by Grove Fields Residents Association.</p> <p>I support this whole heartedly.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
Include files	
Number	Question 21
ID	LPIO17041
Full Name	Jade Holmes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.



	<p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17098
<b>Full Name</b>	Grahame Senior
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I support and endorse the views expressed in the attached document as a member of GFRA</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17137
<b>Full Name</b>	D. Phillips
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I fully concur with the comments attached from BRAG. The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid fill repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p>

	<p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17231
<b>Full Name</b>	Debbie Crooks Pam Moss
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21

<b>ID</b>	LPIO17288
<b>Full Name</b>	Margaret and Andrew Pike
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>We wish to object most strongly to the plan to build any more dwellings in Berkhamsted and fully support all the arguments that the Berkhamsted Residents Action Group (BRAG) have put forward.</b></p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17345
<b>Full Name</b>	Mr David Parker
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</b></p> <p>...</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town</p>

	has experienced in the previous plan period rather than be subject to any significant economic allocation.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17397
<b>Full Name</b>	Lesley Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 21 below (copy of full response attached to question 46)</p> <p><b><i>Do you agree with the proposed approach to meeting future jobs growth?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>As per Q20 – how is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. Also, we note that residential homes are being built in the Maylands industrial area thus precluding that space for inward investment and therefore potential local employment</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17452
<b>Full Name</b>	Sara Bell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I believe you have already received the attached from planning consultants on behalf of the Grove Fields Residents Association. As a community member strongly opposed to the suggested development, I felt it necessary to re-send the report with my own comments on the matter.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p>

	We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17511
<b>Full Name</b>	Emma Talbot
<b>Company / Organisation</b>	The Little Cloth Rabbit
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Please find attached a report (GFRA) about the proposed development of Tring.</b></p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p> <p>...</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17559
<b>Full Name</b>	MR DAVID BROWN
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 21 below (copy of full response attached to question 46)</p>

	<p><b>Do you agree with the proposed approach to meeting future jobs growth?</b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>As per Q20 – how is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. Also, we note that residential homes are being built in the Maylands industrial area thus precluding that space for inward investment and therefore potential local employment</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17618
<b>Full Name</b>	Paul Hembury
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am writing to express my concern over the proposed development of Tring as set out in the Issues and Options Consultation Local Plan to 2036. The attached report (GFRA) by Next Phase Planning &amp; Development details my concerns comprehensively.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17692
<b>Full Name</b>	Michael and Jill Sanders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>As Members of the Grove Fields Action Group we have commissioned the attached report, at great expense, which indicates how strongly we feel about these proposals. This report sets out in great detail</b></p>

	<p>our concerns, far more eloquently than we could do ourselves.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17741
<b>Full Name</b>	Diana Woodward
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>have read the submissions made to you by the Berkhamsted Citizens Association and the Labour Party, and would like to endorse the views they express.</p> <p>BCA response to Question 21 below - full document attached to Question 46</p> <p><b><i>Do you agree with the proposed approach to meeting future jobs growth?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>As per Q20 – how is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. Also, we note that residential homes are being built in the Maylands industrial area thus precluding that space for inward investment and therefore potential local employment.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17797
<b>Full Name</b>	John and Helen Osborne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<b>We are members of the Grove Field Residents Association and support the analysis and</b>

	<p><b>conclusions of the planning consultants commissioned by the Association (attached).</b></p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17855
<b>Full Name</b>	David and Jane Elsmore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</b></p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO17913
<b>Full Name</b>	Dave Davies
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Please find attached a reports commissioned by a residents association (GFRA) challenging the current plans for additional building in the Tring area.</b></p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p>



	We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO18022
<b>Full Name</b>	mr Richard Lambert
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I wanted to quickly summarise how I feel about your plans for the redevelopment of Tring. I visited the recent Public Consultation event held at the Pendley Manor Hotel and had a conversation with a number of people from Dacorum there. The attached document deftly sets out the detailed views, but in summary (GFRA DOCUMENT), my own views can be summarised in a handful of bullet point.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO18093
<b>Full Name</b>	Mr Graham Bright
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please find attached the response from the Grove Fields Residents Association, which I fully endorse.</p> <p>My personal position, in summary is as follows:</p>

	<p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO18150
<b>Full Name</b>	Peter and Cathy Davidson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Further opinions and ideas are given in Grove Fields Consultants report attached</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO18207
<b>Full Name</b>	Nicky and Dave Hulse
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please see attached the Grove Fields Residents Association's responses to the proposed developments in Tring, which we concur with and of which we are a member</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p>

	We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO18260
<b>Full Name</b>	Gail Skelton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am writing as a member and in support of BRAG to voice my concerns over the latest building proposal to my home town. However I have to confess that I usually have the cynical opinion that this will count for very little and to this extent, I sincerely hope that I am proved wrong.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO18320
<b>Full Name</b>	Terry and Jennifer Elliott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	<p>We are members of the Grove Fields Residents Association and as such support their recommendations.</p> <p>We are writing in our own capacity as long term residents, (one of us being a local teacher for over 30 years), to add our personal comments regarding the proposed increase in housing in Tring, as a result of the published Strategic Planning Options for the area.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO18488
<b>Full Name</b>	Melanine Llewellyn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO18534
<b>Full Name</b>	Mrs Juliet Chodzko
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

Your response - Please add your response here	<p>I should like to add my name to the issues put forward in the attached (BRAG Response). I feel that the special needs of Berkhamsted have not been considered properly.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO18581
<b>Full Name</b>	Captain Andrew Cassels
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
Your response - Please add your response here	<p>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO18627
<b>Full Name</b>	Lindy Weinreb
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Do you agree with the proposed approach to meeting future jobs growth?</b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>As per Q20 – how is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. Also, we note that residential homes are being built in the Maylands industrial area thus precluding that space for inward investment and therefore potential local employment</li> </ul>
Include files	
Number	Question 21
ID	LPIO18674
Full Name	Hilary Abbott
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
Include files	
Number	Question 21
ID	LPIO18720

Full Name	Paul and Gillian Jenkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
Include files	
Number	Question 21
ID	LPIO18766
Full Name	Berkhamsted Citizens
Company / Organisation	Berkhamsted Citizens
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• As per Q20 – how is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. Also, we note that residential homes are being built in the Maylands industrial area thus precluding that</li> </ul>

	space for inward investment and therefore potential local employment
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO18814
<b>Full Name</b>	Lyndsay Slater
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO18862
<b>Full Name</b>	Andrew and Margit Dobbie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options'</b>



	<p>consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO18908
<b>Full Name</b>	Katherine Cassels
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</b></p> <p>...</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	

<b>Number</b>	Question 21
<b>ID</b>	LPIO18986
<b>Full Name</b>	Mrs Emma Robertson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Please find attached the final report written on behalf of Grove Field Residents Association. It states what we believe to be the best case scenario for Tring with the proposed increase to the town. Please read and include the report findings in your final decision.</b></p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19049
<b>Full Name</b>	Barbara Gainsley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attended the meeting of Berkhamsted Citizens, and my views are reflected in the conclusions we came to on the night, and our concerns about the proposed development.</p> <p>Berkhamsted is a town in a valley, it is limited by its geography, and also hugely limited by its resources and infrastructure.</p> <p>Please accept this email as my response to the proposal, I am in complete agreement with these concerns voiced by our Citizens.</p> <ul style="list-style-type: none"> <li>As per Q20 – how is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. Also,</li> </ul>

	we note that residential homes are being built in the Maylands industrial area thus precluding that space for inward investment and therefore potential local employment.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19106
<b>Full Name</b>	Bill Ahearn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I wish to register my objections to some of the proposals under consideration on the grounds they are simply too excessive and feel a more moderate scheme as set out in the attached report would be suitable</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19164
<b>Full Name</b>	Ms Sarah Hain
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I completely support the points discussed by the attached Report responding to the DBC planning consultation document. It addresses my own emotional and practical concerns about the town in which I live, as well as the wider area concerned, with a professionalism giving expert weight to its conclusions.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for</p>

	commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19222
<b>Full Name</b>	Grove Fields Residents Association
<b>Company / Organisation</b>	Grove Fields Residents Association
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I attach a copy of the formal submission report raised in consultation to the Issues and Options paper on behalf of the Grove Fields Residents Association (GFRA). The GFRA represents 325 people, and I confirm that as of the 11th December 2017, this submission represents the position of all 325 members.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19279
<b>Full Name</b>	Marcus, Jane, Abigail and Jennifer Fox
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Our family ( 4 adults) live in Tring and are extremely concerned about the proposed increase in housing for Tring. We are all members of Grove Fields Residents Association and attended the meetings at Pendley and Tring Town Council so that we could make an informed decision regarding the proposal from Dacorum Borough Council. GFRA response attached.</p>

	<p>We urge you to consider the issues and proposals in the attached report. Please do not develop Tring and further compromise the town's infrastructure. We feel strongly that green belt land should be preserved for future generations</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19333
<b>Full Name</b>	Stuart, Miranda & Melissa Kay
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21

<b>ID</b>	LPIO19381
<b>Full Name</b>	Wai Tang and Greg Barfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please note we are aware that the Berkhamsted Residents Action Group (BRAG) has responded in full to the "Issues &amp; Options" consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to add BRAG's responses under our name.</p> <p>We wish to add our concerns to the DBC local plan issues and options consultation.</p> <p>We are particularly concerned about the following</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19429
<b>Full Name</b>	Philippa Jones
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I enclose a response to the impact of Dacorum Local Plan on Berkhamsted. This document was drawn up by a number of people including myself, and based on the Berkhamsted Citizens meeting on the Local Plan.</p> <p><b>Question 21</b></p> <p><i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p>

	<ul style="list-style-type: none"> <li>As per Q20 – how is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. Also, we note that residential homes are being built in the Maylands industrial area thus precluding that space for inward investment and therefore potential local employment.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19484
<b>Full Name</b>	John Wignall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I would like to endorse the findings of the attached report prepared for the Grove Fields Residents Association.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19541
<b>Full Name</b>	Kevin Cullen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please refer to the attached report.(BRAG)</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town</p>

	has experienced in the previous plan period rather than be subject to any significant economic allocation.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19599
<b>Full Name</b>	Mark Lawson and Sharon Wilkie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I do agree with the principle that more housing is probably required however there has to be a common sense approach to the problem and considerable thought has got to be given to a proper infrastructure and the funding to support that.</p> <p>I do hope you take the time to read this report and look at the positives and alternatives in the document which I think is a lot more balanced than I expected.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19655
<b>Full Name</b>	Vivienne Inmonger
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p>



	<p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19714
<b>Full Name</b>	John Inmonger
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19768
<b>Full Name</b>	Ben Barth
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Here are my comments on the proposed local plan are set out on the attached document which I fully endorse (full document on q 46)</p> <p><b>Question 21</b></p>

	<p><b><i>Do you agree with the proposed approach to meeting future jobs growth?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>As per Q20 – how is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. Also, we note that residential homes are being built in the Maylands industrial area thus precluding that space for inward investment and therefore potential local employment.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19837
<b>Full Name</b>	Jon Esson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am a member of the Grove Fields Residents Association and support the findings set out in their report as attached</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19921
<b>Full Name</b>	Chris Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am against this development because of the pressure on the infrastructure of Tring, I am also concerned about that effect it will have on traffic and wildlife in the area as it is greenbelt land. (Response GFRA )</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p>

	We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO19978
<b>Full Name</b>	mrs sue van rhee
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please find attached the document produced on behalf of the Grove Fields Residents Association, which details how strongly we feel about the proposed developments on Green belt land and without the appropriate supporting infrastructure..</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO20035
<b>Full Name</b>	Kate and Ben Marston
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>As residents of New Mill, Tring, my husband and I would like to register our response to the Grove Fields Residents Association Report (attached).</p> <p>We agree with the recommendation of the association and Tring Town Council that location TR-HR (Dunsley)</p>

	<p>is the preferred site for new housing, playing fields and employment site.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO20092
<b>Full Name</b>	Maurice and Christine O'Keefe
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>We are members of the Grove Fields Residents Association and attach below our consultant's response to your planning consultation document.</p> <p>We are all on complete agreement with the findings of this report.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO20149
<b>Full Name</b>	Sherry and Haydn Bond
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Please find attached a copy of the issues report for Tring.

	<p>We love living and raising our family in a small market town.</p> <p>We believe the expansions planned will make Tring a difficult place to live and thrive.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO20207
<b>Full Name</b>	Dianne Pilkington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>To whom it may concern,</p> <p>I am attaching a report commissioned by the Grove Fields Residents Association of which I am a member.</p> <p>I do not believe that the Town of Tring can take a huge increase in population:</p> <p>The schools cannot cope in particular the Secondary school which is already needing to expand to accommodate children already in Tring.</p> <p>The station of Tring serves all surrounding villages and is located outside of the town requiring transport. The local bus service is not sufficient and the car park full by 8 am.</p> <p>In short, as a historic Market Town Tring thrives, but will be irreversibly damaged if over developed. Proper consideration needs to be taken regarding using green belt land which has not been taken. There is not the correct infrastructure in place and I don't believe Tring could support it.</p> <p>Thank you</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	

Number	Question 21
ID	LPIO20255
Full Name	Mr Peter Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I have seen the submission to DBC by the Berkhamsted Residents Action Group (BRAG), the contents of which I support.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
Include files	
Number	Question 21
ID	LPIO20310
Full Name	David Clarke
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The attached report was provided to me by the Grove Fields Residents Association. I have reviewed the proposals outlined in the Issues and Options Consultation Local Plan to 2036 Paper, and I believe that the attached report captures the key concerns extremely well. I fully support the points raised in this report and would ask that you carefully consider them before progressing any further. In summary, I do not believe the proposals have been sufficiently thought through and in particular I believe that the fields referred to as "Grove Fields" is clearly unsuitable for residential development. I also believe that the proportion of houses that can be considered to be responsible allocation within</p>

	<p>Tring should in total be calculated at a maximum of 800 new homes, including the 500 homes that have already been allocated within the Local Plan and have yet to be fully delivered.</p> <p>Please accept this email and the attached report as my feedback on the proposed development of Tring.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO20368
<b>Full Name</b>	Deborah Turnbull
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO20416
<b>Full Name</b>	Jane Collis
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	<p>I would like to express my support of option 1B and endorse BRAG's response to the DBC proposals as per the attached. I am concerned by the key features of other options, as follows:</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO20477
<b>Full Name</b>	Mr David Parker
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am writing in response to the Issues and Options consultation.</p> <p>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</p> <p>It is a very detailed response to the questions set out in the consultation document and I hope will be given very careful consideration by the Council.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO20525
<b>Full Name</b>	DR Brigitta Case



Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I have attended several meetings, talked with Town Councillors and Dacorum Planners to better understand the Options outlined in the Core Strategy Plan for Dacorum.</p> <p>As a Berkhamsted resident who has enjoyed associations with the town for 50 years, I feel a responsibility to speak out and air my views – shared by many with whom I have spoken on this subject.</p> <p>The 46 Questions have been eloquently answered by many and I support the answers given by both the <b>Berkhamsted Citizens' Association</b> and the <b>Berkhamsted Residents Action Group</b>. It seems to me that there is much repetition of the points made and so I have opted to write in email/letter format to list and outline the main points I feel should be considered.</p> <p>BRAG and Berkhamsted Citizens responses to this question are below - (the full document response are attached to the two Question 46</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> <p>Berkhamsted Citizens response</p> <p><b><i>Do you agree with the proposed approach to meeting future jobs growth?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• As per Q20 – how is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. Also, we note that residential homes are being built in the Maylands industrial area thus precluding that space for inward investment and therefore potential local employment</li> </ul>
Include files	
Number	Question 21
ID	LPIO20572
Full Name	Christine Manning

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I would like to support the views put forward by the Berkhamsted Citizens Association in their response to the Core Strategy</p> <p><b><i>Do you agree with the proposed approach to meeting future jobs growth?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>As per Q20 – how is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned. Also, we note that residential homes are being built in the Maylands industrial area thus precluding that space for inward investment and therefore potential local employment</li> </ul>
Include files	
Number	Question 21
ID	LPIO20644
Full Name	Jane Hawkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I am writing with regards to the proposed development of Tring.</p> <p>I am concerned this development has not been investigated correctly. Please see the attached file (GFRA full response)</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
Include files	
Number	Question 21
ID	LPIO20700
Full Name	Keiron Wybrow

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please find attached a response document as commissioned by Grove Fields Residents association which I am a member of.</p> <p>As well as this I would like to make my own personal feelings known.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation</p>
Include files	
Number	Question 21
ID	LPIO20748
Full Name	Christopher Townsend
Company / Organisation	
Position	Councillor, Tring Town Council
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>As a member of Tring Town Council I agree with all the responses that have been submitted by Tring Town Council (copy below)</p> <p>The conclusion of Regeneris's report 'South West Hertfordshire Economic Study' begins with a section entitled "An area with high growth potential" and the summary states:</p> <p><i>9.42 The Economy Study has considered a number of scenarios for the future growth of South West Herts. All of these point to a high level of growth which is above the national average. This reflects the strong economic performance of South West Herts, which has been driven by its transport connections, access to London and highly skilled labour market.</i></p> <p>The source of growth is "a significant increase in demand for office space". Whilst it is recognised that Dacorum is not starting from the best base, its transport links, location, new methods of working, local further</p>

	<p>education providers and lower costs relative to London can present an attractive package.</p> <p>Section 7.2 Issue 13 appears to pay lip service to these opportunities for commercial growth and opt for an easy option of providing warehouse space (for which there is a demand) but this will only create a relatively low number of poorly paid jobs whilst being 'land hungry'</p> <p>In the rush for houses, commercial provision is being neglected and this is not helped by the 'prior approval' process. Opportunities for smaller business parks should be sought as well as large site– the extension to the Icknield Way Industrial Estate in LA5 is an example and Tr-h5 Dunsley Farm, both close to the A41 with rail transport also available.</p> <p>The take-up of units in the Maylands Business Centre demonstrates what can be achieved.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO20796
<b>Full Name</b>	Usha Kilich
<b>Company / Organisation</b>	Northchurch Parish Council
<b>Position</b>	Parish Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	But we do not agree with the government's proposal to allow change of use from offices to residential without planning permission. This will not encourage new businesses to the area.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO20842
<b>Full Name</b>	Mr Iain Manson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I have also tapped into the support of Berkhamsted Residents Action Group and have attached much more detailed comments that have been put together by that group, all of which I support. These comments are rather long, but I feel it is important to repeat them in detail.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p>

	<p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO20918
<b>Full Name</b>	Mr Jake Storey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I live in Berkhamsted and have witnessed the size of the small town growing in an unsustainable manner. As a result I joined SYBRA and also now BRAG. I have attached the BRAG response to your proposals</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO20973
<b>Full Name</b>	Mr & Mrs J.D Batty
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>This is our response to the consultation exercise in respect of the issues and options for the Local Plan recently published. We wish that the following views and comments be taken into account in your consideration of public responses.</p> <p>The Berkhamsted Residents' Action Group (BRAG) are responding in full to the Issues and Options consultation. We hereby request that you accept this e-mail asking you to duplicate BRAG's responses under our names so that a complete repetition of BRAG's submission is avoided. We would also like to place on record our endorsement of Berkhamsted Town Council's submission.</p> <p>Q21 BRAG. The Government's policy of reducing the North/South economic divide will not succeed if we continue to plan for a mere extrapolation of current trends. Lower economic growth (v. Budget speech), increased working from home thanks to technological progress, reduced industrial activity, increased on-line shopping, the advance of robotics, greater congestion and an infrastructure which is already creaking all argue against further economic expansion particularly where development has already been substantial and land is scarce (i.e. London and the south-east).</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul> <p><b>Berkhamsted Town Council response</b></p> <p><b>Question 21</b> <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO21058
<b>Full Name</b>	julie owen
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The attached report says what we friends of Grove Fields cannot say in the correct language.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
Include files	
Number	Question 21
ID	LPIO21123
Full Name	Sheron Wilkie
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please find attached report regarding your proposed development in Tring as submission opposing this proposal (GFRA)</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
Include files	
Number	Question 21
ID	LPIO21199
Full Name	Sarah Lightfoot
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Question 21</b>     <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• There is no explanation how commuting addressed in the Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London? This adds to the confusion between 'need' (for local people) and 'demand' (commuter dormitory towns).</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO21250
<b>Full Name</b>	Sarah Lightfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>A recent report by the Chilterns Conservation Board on the Cumulative Impact of Development on the Chilterns AONB has also not been considered and should be taken into account. I strongly support their submission (below)</p> <p>The world of work is likely to see revolutionary changes over the plan period, with technology changing whether, where and how we work. The plan and evidence base does not recognise the likely changes. The plan needs to look ahead to prepare for the workplaces and lifestyles of the future. This is likely to include more working from home in the rural areas, and greater opportunities for employment in the rural leisure industry. The nationally important resource of the Chilterns AONB provides incredible opportunities for sustainable tourism and health and wellbeing, making the protection of its natural beauty for the future even more important.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO21322
<b>Full Name</b>	Antony Harbidge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	



<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO21368
<b>Full Name</b>	Helen Kington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p>

	<ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO21522
<b>Full Name</b>	Mr Chris Briggs
<b>Company / Organisation</b>	St Albans City & District Council
<b>Position</b>	Spatial Planning Manager
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Q.21 Jobs Growth – No/Q.22 Accommodating job growth - No</b></p> <p><b>17. Employment land (Section 7)</b></p> <p>The acknowledgment of and support for the employment development being considered within the Enterprise Zone in East Hemel Hempstead is supported. However the explanation of this issue does not seem to fully acknowledge the strategic origins, and role of, the East Hemel Hempstead employment land development proposals / Enterprise Zone status in the LEP SEP. It also does not appear to fully recognise the potential role of the area for the 5 LPA Functional Economic Market Area (FEMA) as a whole.</p> <p>The potential role of the area for office development seems to be somewhat underplayed, whereas this office premises need has featured strongly in the SEP and SWHG forecasts. Market suitability can change in the longer term as the area develops. Transport improvements from the Maylands Growth Corridor work etc; DBC’s retail and service centre plans for the wider area, the Enterprise Zone status itself and clear support from the Hertfordshire LEP should be viewed as having the potential to significantly improve the market attractiveness for offices over time.</p> <p>Taking a strategic view of the use of land at East HH is also important to creating and taking opportunities throughout the 5 LPA FEMA to convert some of the less market attractive employment, retail etc land to residential uses, thus reducing pressure for Green Belt greenfield housing development. Some parts of Maylands in particular could offer some more opportunities to encourage mixed use by reallocation of land to reasonably high density residential development.</p>

	In the context of the potential very large allocation of employment land at East HH the suggestion of allocation of further greenfield land for office development at Kings Langley appears hard to justify, even as 'safeguarded land' for the long term. It could also introduce uncertainty and competition that undermines the market success of the East HH employment area (especially the office part) and dilutes opportunities and demand in relation to public transport improvements there. The exceptional circumstances required for Green Belt release for employment uses therefore do not appear to obviously exist (para 7.3.5/6). If this land is considered to be a potential location for Green Belt boundary change then it is considered that it should be considered instead for housing.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO21548
<b>Full Name</b>	Mrs Valerie Silverton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I have read the proposals and strongly agree BRAG's responses.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO21605
<b>Full Name</b>	Mr Charlie and Claire Laing
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>My name is Charlie Laing and I am a resident of Tring and a member of the Grove Field Residence Association. I am writing to you on behalf of my wife and I to raise our concerns over some of the options proposed in Dacorum's New Single Local Plan (to 2036).</p> <p>I enclose a copy of a report that a planning consultant submitted to Dacorum on behalf of the Grove Fields Residents Association on Monday 11th December, of which I fully support. After the last town hall meeting, it is clear this report is very closely aligned with the views of Tring Town Council.</p> <p><b>GFRA Response to Question 21, full document attached to question 46</b></p> <p>We agree with the conclusions raised in relation to office use that there is an inherent lack of capacity for commercial growth within Tring and that any economic growth attributed to it should be proportionate and in keeping with the slower organic growth the market town has experienced in the previous plan period rather than be subject to any significant economic allocation.</p>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO21660
<b>Full Name</b>	Hannah Pattinson
<b>Company / Organisation</b>	Linden Homes
<b>Position</b>	Strategic Land Regional Director
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Linden Homes Strategic Land is in the process of securing an option agreement on land East of Pea Lane, Berkhamsted (identified at Appendix 1 to this letter). The site is considered to have excellent, medium and long term potential as it relates well to the existing settlement and is considered to have a minimal effect on the existing community. The site has been promoted previously and is currently referenced in the SHLAA (2016) as "site N/1".</p> <p><b>Housing targets</b></p> <p>In the Government's consultation on <i>Planning for the Right Homes in the Right Places</i>, the standardised housing targets for Dacorum appear to show a decrease from what is in the previous SHMA i.e. from 756 to 602, however, as recognised in the Issues and Options document this figure is lower because the Core Strategy is currently less than 5 years old and a 40% increase on the current housing target of 430 homes a year creates a much-reduced and constrained target (602).</p> <p>Whilst it may not be popular, the Local Plan should make the difficult decision and seek to accommodate a level of need which is at least the targets identified in the SHMA and should realistically be planning for the</p>

figures that are generated by the new methodology. The Issues and Options document identifies that if the proposed formula for authorities with older plans is used, the housing figure rises to around 1,000-1,100 homes a year. This is a true reflection of need. The cap of 40% identified in the Government consultation is regarded as an arbitrary figure and the difficult decision should be taken now to accommodate the right level of need going forward as not doing so will simply increase demand and restrict supply in the future, worsening the existing problem.

### **District Capacity and Strategy**

The Issues and Options Local Plan identifies potential for 11,000 houses on sites that meet current policy (i.e. not greenfield, Green Belt locations). This is considered to be optimistic based on the identified sources of supply. The need for a balance between housing and jobs is an important consideration for sustainable development and the redevelopment of employment land should not just be used without proper consideration of the impacts on the economy. Reliance on brownfield land also creates potential for delay based on issues such as contamination and land assembly problems which impact on deliverability. A greater proportion of greenfield development is necessary to ensure housing targets are delivered over the plan period.

### **Green Belt Review**

#### ***Part I***

The Green Belt Review Part I introduces an additional Green Belt purpose titled “maintaining existing settlement pattern”. This was recently criticised at the Welwyn Hatfield Local Plan Examination in Public. The Green Belt Review also covers the St Albans area which has had a Plan found unsound using the Green Belt Review as part of its evidence base. The Green Belt Review should concentrate on the five purposes as identified in national policy. Any use of the additional purpose in the selection of sites is considered to be unjustified and unsound.

The site at Pea Lane, Berkhamsted is located in “Parcel 06”, which the Green Belt Review identifies as making a “significant” contribution to the historic setting of Berkhamsted, however, this parcel does not make any contribution to the historic part of Berkhamsted at all. It adjoins Northchurch which is a much more modern development. This is an error in the Green Belt methodology. Just because a parcel adjoins what is deemed to be a “historic” settlement, does not ultimately mean it makes a contribution to its setting. A more detailed and refined assessment is required to justify this conclusion. The way the parcel interacts with the historic setting is an integral part of any assessment. There needs to be a connection between the land and the historic element of the settlement otherwise it bears not significance to the criterion. Simply adjoining a modern part of a historic town is considered too crude and not justified. That prevents any development adjoining a historic town ever being possible for potential development, which is not the intention of the policy.

Additionally, if this site is looked at in isolation it adjoins only 80 and 90s culs de sacs, which again makes no contribution to the historic part of Berkhamsted. There are clearly two issues here; one is a problem in relation to the scoring of the parcels and the other is that there is no site-level assessment and so no fine-grain judgement is made at a site level. The site is categorised by the larger-scale, strategic parcel assessment and in this case it is judged on the one significant contribution and as such not identified as being a potential location to release. This finer grain assessment is necessary, specifically around the settlements as there will be areas that do not meet the 5 tests of Green Belt purposes (as is the case here), however, because they sit within larger parcels they are not necessarily identified. This represents a missed opportunity and one that is considered to be a key flaw in the Green Belt Review.

There is also a consistency error in relation to the Green Belt Review as part of Parcel 11 (to the south of Berkhamsted) is identified for potential release even though it makes a significant contribution to two of the purposes of Green Belt. Parcel 06 in the report is identified as only contributing to one of the purposes (and this is disputed as set out above) and yet it is maintained in its entirety? There does not appear to be sufficient explanation to warrant these conclusions and on the face of it appears to be an error and a decision which is not justified.

### ***Part II***

A Part II Green Belt Review has been undertaken to try to remedy the issues in the Part I document and as such does undertake a more refined parcel-level assessment. This confirms the point that the smaller scale parcel within which the site at Pea Lane is located (BK-A13) makes no significant contribution to Green Belt purposes.

Whilst this Part II assessment is useful in the context of assessing smaller parcels it goes on to combine landscape and other planning constraints, which is not the purpose of the Green Belt Review. This confuses the issue, to the point where it is making judgements about sites, when realistically the Green Belt Review should be a tool for decision making purely based on Green Belt issues, rather than making decisions itself and taking into account other planning issues. Making judgements about the SAMs, Flood Risk, AONB...etc is not appropriate here. These constraints should not contribute to a Green Belt Review and certainly shouldn't influence how sites are assessed as they are not Green Belt issues.

It should also be noted that the scoring for parcel BK-A13 is not correct in this Part II document. It identifies a score of "3" for the Towns Merging criteria, however, this site will not cause any merging issues as there are no settlements nearby. Also for sites BK- A11, BK-A12 and BK-A13 the Part II Review scores the issue of Sprawl a "3", however it is clear that the A414 provides a much more sensible, defensible boundary in this location. If these two criteria are correctly scored with a "1" or a "2"

then this whole area south west of Berkhamsted is classified as having a limited contribution to Green Belt purposes in the scoring system and so would warrant further consideration for potential release.

**SHLAA and AONB**

The site at Pea Lane was not identified as “suitable” in the SHLAA based on the following conclusion “*The site falls within the Green Belt. The land may be suitable for future development subject to the outcome of the DBC Green Belt Review and other technical work under their Single Local Plan. However, account also needs to be taken of the site’s location within the AONB in landscape of national and local significance. Site is unsuitable as its size would lead to major development (of over 10 units) in the AONB.*”

The NPPF states in Paragraph 116 that “*Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest*” (our emphasis). Clearly this is not a development management decision and so the local plan provides the opportunity to justify both the exceptional circumstances and the public interest tests. The same requirement applies to Green Belt; however, the same policy approach has not been applied in the SHLAA otherwise all Green Belt sites would also be considered unsuitable.

The presence of an AONB designation, should not immediately mean a site is dismissed, otherwise settlements located entirely in the AONB would never be able to grow sustainably. The local authority has interpreted national policy incorrectly and applied a development management provision to a local plan process. Exceptional circumstances clearly do apply when looking to accommodate housing need, especially when looking to meet identified housing need and this is something which is in the public interest, otherwise the local authority would not be undertaking the exercise of consulting on a local plan.

Furthermore, the site at Pea Lane is located right on the edge of the AONB and adjoins existing development, therefore potential impact will be minimised as the site already has an urban character.

**Conclusion**

Based on the rational above, the site should be identified as suitable in the SHLAA and should therefore feature in the *Schedule of Site Appraisals (for Large Greenfield Sites)* (October 2017) from which it is currently omitted.

The site should be considered as a reasonable alternative going forward and justified for inclusion within the local plan.

<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LP1021788
<b>Full Name</b>	Sarth Ltd
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	In considering the provision of additional employment land, as part of the aspirational plan making encouraged in the NPPF, the Council should be considering the relative sustainability of different uses of existing sites. As a consequence there is an opportunity to look to achieve more sustainable uses of land while addressing locational disadvantages of existing uses. For example, initial highways work associated with the A4251/Gossoms End/ Billet Lane demonstrates that the signal controlled junction is very busy. It also demonstrates that Billet Lane is a heavily used road. Given the sustainable location of the site, residential development of the remnant of industrial land on the south side of the Grand Union canal would have a beneficial impact on the quantum and character of traffic generated by the site.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO21794
<b>Full Name</b>	Capital and Regional plc.
<b>Company / Organisation</b>	Capital & Regional Plc
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>The IOD estimates a further 11,000 jobs are needed over the plan Watford and St Albans are-stated as the preferred office locations in the borough, though Hemel Hempstead is noted as having significant industrial and warehousing capacity in the Maylands area, including a significant office presence. HHTC could provide flexible office floorspace to supplement the offer in Watford and St Albans.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO21888
<b>Full Name</b>	Louis Quail
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	



<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please see attached letter from the Berkhamstead residents Action group which I support whole heartedly , its quite sad that we are considering building on greenbelt land which belongs to our children and theirs because of political pressure, and while we still have not explored many other options. For example why is there a lights off building culture in London where it is considered ok to build houses that are then left empty. The point being the augment for building on greenbelt land should only be one of last resort , there are plenty of other options left before launching off this one way route .</p> <p>Berkhamsted Residents Action Group response:</p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO21925
<b>Full Name</b>	Roger Saller
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. Having lived in Berkhamsted since the beginning of this century, I feel that I have a unique perceptive on what made the town attractive and what is now at risk.</p> <p><b>BRAG response to Question 21 (please note full document is attached to Q46)</b></p> <p><b>Question 21</b>      <i>Do you agree with the proposed approach to meeting future jobs growth?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to</li> </ul>

	accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO21956
<b>Full Name</b>	Thomas and Margaret Ritchie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	I have not completed the full consultation document but my wife and my views are completely in line with the comprehensive return made by Berkhamsted Town Council.  Berkhamsted Town Council's response: Yes
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO22036
<b>Full Name</b>	Gallagher Estates
<b>Company / Organisation</b>	Gallagher Estates
<b>Position</b>	
<b>Agent Name</b>	Mrs Hanna Staton
<b>Company / Organisation</b>	Pegasus Group
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The Issues and Options paper sets out that jobs in Dacorum Borough will increase by 10,900 (full-time equivalent roles) between 2013 and 2036. For the South West Hertfordshire Functional Economic Market Area (FEMA) as a whole, an additional 60,700 jobs over the same timeframe are forecast, which equates to an annual increase of 0.8%.  The jobs growth figures outlined above reflect the employment-led growth scenario, set out in the South West Hertfordshire Economic Study – produced in February 2016 by Regeneris Consulting and GL Hearn. This scenario is based on a range of evidence, including: past trends in gross value added (GVA) and employment change; the share of jobs in different sectors; forecast growth rates both regionally and nationally; and data on the areas current population and labour force and projected changes. Three growth scenarios are outlined

in the Economic Study, and the employment-led scenario produces the lowest growth. The other two scenarios are summarised below.

- *Labour supply scenario:* This results in the creation of 62,000 new jobs between 2013 and 2036. Using ONS's 2012 sub-national population projections as a starting point, the scenario estimates the number of new jobs that would need to be created to support South West Hertfordshire's growing
- *High growth scenario:* Around 66,000 additional jobs are created between 2013 and 2036 – equating to 0.9% jobs growth per annum. The scenario considers how policy and planned investments might shape future employment growth in South West

In order to look at whether the employment-led scenario used in the Issues and Options paper can be considered ambitious enough, it is useful to look at past jobs trends in Dacorum Borough and the wider South West Hertfordshire FEMA.

Figure 1 presents job change data for the period 2010-15 for: the FEMA as a whole, each district within it, and the South East and UK. Between 2010 and 2015, the FEMA saw employment growth of 3.6% per annum (53,000 jobs overall). Within the FEMA, Three Rivers had the highest annual growth rate between 2010 and 2015 at 6.1% (11,000 jobs), followed by Watford at 4.3% (16,000 jobs) and Hertsmere at 3.8% (9,000 jobs). St Albans annual growth rate was 3.1% (11,000 jobs), just below that of the FEMA as a whole. Dacorum had the lowest annual growth rate at 1.9% (6,000 jobs). Despite this, it was still well above the annual growth rates for the South East (1.2%) and Great Britain (1.3%) over the same time period.

Figure 1: Annual Growth Rates in Employment in South West Hertfordshire FEMA 2010-2015 (See attached)

Figure 2 shows the annual growth rates in Dacorum Borough over three time periods since 2010. As previously mentioned, the annual growth rate between 2010 and 2015 in Dacorum Borough was 1.9%. When looking at the 2011-2015 time period, the annual growth increases to 2.8%. Although it drops slightly between 2012 and 2015 (to 2.7%) it is still over three times higher than the employment-led scenario's annual growth rate (0.8%) predicted for the South West Hertfordshire FEMA, and over four times higher than the predicted growth rate for Dacorum itself (0.6%) set out in the Issues and Options paper and the South West Hertfordshire Economic Study. Further to the data on past employment, the Hertfordshire Local Enterprise Partnership – within which Dacorum Borough sits – set out their aims for high jobs growth in their most recent Strategic Economic Plan (SEP). The document states that as well as delivering more housing, there also needs to be a good supply of employment land – consistent with the changing needs of employers – to meet wider aspirations for employment growth. (see attached)

In terms of employment shares, between 2013 and 2016, Dacorum Borough has consistently accounted for around 20% of the total job share in the South West

	<p>Hertfordshire FEMA (with the most recent data for 2016 showing it to account for 20.6% of the total jobs). Of the 60,700 jobs planned for the FEMA in the growth scenario, Dacorum is projected to have 10,900 – only 18.0% of the total. If the total FEMA jobs up to 2036 (60,700) are divided by current job share (20.6%), Dacorum Borough has over 12,500 jobs – 1,600 more than are currently being planned for in the Issues and Options document.</p> <p>To conclude, the analysis outlined above in relation to total employment and employment shares suggests that Dacorum Borough Council should be looking at more ambitious jobs growth figures up to 2036. The borough has outperformed regional and national growth over the last five years and if its share of total employment in the South West Hertfordshire FEMA is to remain at its current level, and not decline, more jobs are needed in the borough over the Local Plan period.</p> <p>Given the above, there is concern that the employment land requirements may not be sufficient to meet the needs of the Borough. It is suggested that the employment growth targets and related employment land assumptions are updated to reflect a more appropriate level.</p> <p>It is welcomed that the Council recognises that the provision of jobs and homes is linked and depending on what housing target is finally established, the conclusions will be revisited. Such an approach is considered to be wise.</p>
<b>Include files</b>	<a href="#">Stuart wells Gallagher Estates attached images.pdf</a>
<b>Number</b>	Question 21
<b>ID</b>	LPIO22136
<b>Full Name</b>	Mrs Hayley Gillard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO22179
<b>Full Name</b>	Mr Peter Gillard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO22224
<b>Full Name</b>	Miss Sophie Gillard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO22502
<b>Full Name</b>	Mr & Mrs Lisa-Lotte & Henrik Hansen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Please find below our response to the new Local Plan consultation. I fully support Brag's response on this matter (see below)</b></p> <ul style="list-style-type: none"> <li>• How is commuting addressed in the figures. Building additional houses for commuters and exporting work needs is not mentioned.</li> <li>• Is all this job growth in the local area or in London? How much of our housing growth has been/ is to accommodate commuters? How much of the housing need has been encouraged by DBC and local estate agents proactively encouraging people to move to Dacorum from London?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO22552
<b>Full Name</b>	Mrs C Longbottom
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

Your response - Please add your response here	I support all answers and comments to the Issues & Options Consultation document noted on the Berkhamsted Town Council website
Include files	
Number	Question 21
ID	LPIO22622
Full Name	Mr & Mrs Mehew
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>We write as residents of [REDACTED]</p> <p>[REDACTED]</p> <p>in response to your consultation on the Local Plan to 2036. We have also seen and agreed with the response to be submitted by the Meadway Residents Action Group (MRAG) (see comments LPIO18384, 18385) and the draft response prepared by Berkhamsted Town Council.</p> <p><b>Berkhamsted Town Council Response:</b></p> <p>Yes</p>
Include files	
Number	Question 21
ID	LPIO22699
Full Name	Lewis Claridge
Company / Organisation	NHBE
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Question 21 – Do you agree with the proposed approach to meeting future jobs growth?</b></p> <p>Reference in paragraph 7.2.8 to the newly designated Enterprise Zone is supported. The Enterprise Zone went live on 1st April 2017.</p>

	Reference is made in paragraph 7.2.10 to the match between proposed growth sectors and the local workforce – this is important to consider so that the need to travel is reduced. Maylands is remote from the town’s rail station and whilst there are bus services that cater for commuters, some have struggled for patronage (e.g. ML1). It is important that new businesses and existing businesses in the area adopt travel plans either on a voluntary basis or through the planning process in order to improve uptake of sustainable modes of transport. Warehousing tends to have lower levels of staff than offices but will generate more HGV traffic. Significant HGV movements in an area can make the environment less attractive for pedestrians and cyclists.
<b>Include files</b>	
<b>Number</b>	Question 21
<b>ID</b>	LPIO22806
<b>Full Name</b>	Mr Patricia Wheway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<b>Maylands exceeds the forecast demand for office and warehouse space by 10ha. There is therefore no need to include Wayside Farm at Kings Langley in the list of potential sites.</b>
<b>Include files</b>	

## Report Settings Summary

Event	<b>Local Plan Issues &amp; Options November 2017</b>
Total Responses	<b>22,707</b>
Total Respondents	<b>2,376</b>
Filtered Responses	<b>349</b>
Filtered Respondents	<b>342</b>
Questions	<p><b>Question 22</b></p> <p><b>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</b></p> <p><b>Yes / No</b></p> <p><i>If no, please explain what alternative approach, or changes to our current approach, you would like and why. Where possible, support your answer with reference to any evidence.</i></p>
Filter	<i>(none)</i>
Consultation Point(s)	<b>ID-4764258-QUESTION-22</b>
Pivot	<i>(none)</i>
Document Name	Question 22 - Summary Report
Created on	2019-04-18 11:28:33
Created by	Strategic Planning Admin



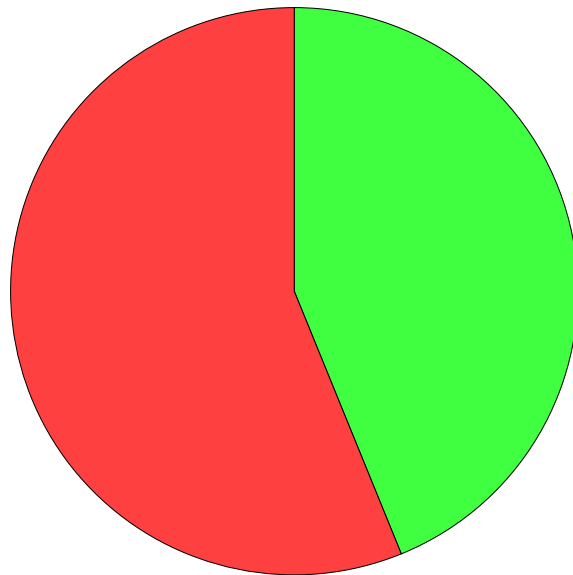
Your Opinion

Question responses: **349 (100.00%)**

Question 22

Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?

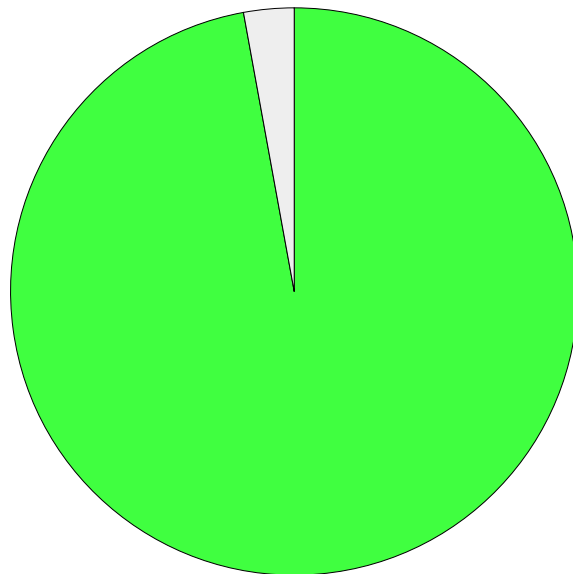
Yes / No



	% Total	% Answer	Count
Yes	43.84%	43.84%	153
No	56.16%	56.16%	196
Total	100.00%	100.00%	349

Responses

Question responses: **339 (97.13%)**



	% Total	% Answer	Count
<span style="color: green;">■</span> Responses	97.13%	100.00%	339
<span style="color: grey;">■</span> No Response	2.87%	--	10
Total	100.00%	100.00%	349

## Supporting evidence

Question responses: **3 (0.86%)**

	% Total	% Answer	Count
■ Responses with File(s) Uploaded	0.86%	100.00%	3
■ Responses with No Uploads	99.14%	--	346
Total	100.00%	100.00%	349

## Issues and Options All Responses to Question 22

<b>Number</b>	Question 22
<b>ID</b>	LPIO127
<b>Full Name</b>	Mr Ben Killick
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I disagree with the approach outlined in this document. There is enough commercial real estate in the area of Kings Langley as it is, we have a busy and effective business community within existing estates and warehouses.</p> <p>Under no circumstances should green belt land be used for commercial purposes. Its green belt!</p> <p>Any change to green belt assignment over to commercial will damage the feel of Kings Langley, would damage the character and ruin what is a historic village. I am extremely surprised that someone would even suggest changing greenbelt land to commercial within the region of our village, madness.</p> <p>The additional traffic would cause havoc on already busy roads.</p> <p>The train station is already busy at peak times so how on earth would people get to this site?</p> <p>This proposal is completely unreasonable and would damage the character of our village.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO177
<b>Full Name</b>	Ms Rebecca MacRae
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I completely disagree with the option which would create offices in Kings Langley and ensure the destruction of Wayside Farm. Not only would you be removing a sustainable business which brings joy and raw milk to surrounding areas, as well as removing one of the few dairy farms left, there are already office locations in King Langley, to the north of the borough and closer to the station and they are NOT full. These are unlikely to be any different. You would be removing your support of a local business which brings joy to the community and</p>

	replacing it with potentially unprofitable and unsustainable office buildings. This is not even considering the environmental impact and the damage it would do to the ethos of Kings Langley.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO184
<b>Full Name</b>	Mr John Shaw
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Any future office development should be restricted to Maylands.</p> <p>The proposal to develop to the West of Kings Langley at Wayside farm should just be omitted from the plan. This is a working farm on green belt land.</p> <p>Development of the green belt will seriously damage the character of the village, create additional traffic chaos on our already over trafficked roads and our overcrowded train services will not be able to cope.</p> <p>There is sufficient commercial development already in the Kings Langley area.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO194
<b>Full Name</b>	Mr Andrew Levy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Given the severe transport restrictions at M25 Junction 20, Site KL-h3 – Land to east of A41 and Wayside Farm – should not be allocated for new building of any kind.</p> <p>Enterprise House, a former large suite of offices located between Kings Langley Station and the M25 junction, was recently converted into flats, suggesting a lack of demand for further office accommodation currently.</p> <p>Destroying Wayside Farm, an iconic feature of Kings Langley village, a working dairy farm, serving the needs of local people would be a disgrace, a perfect example of sacrificing quality for quantity.</p>
<b>Include files</b>	

<b>Number</b>	Question 22
<b>ID</b>	LPIO249
<b>Full Name</b>	Miss Charlotte Hust
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There is existing empty office space in Hemel Hempsted which is not full and empty space too near the station in Kings Langley which has been earmarked for flats but which have remained empty for years.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO294
<b>Full Name</b>	Ms Jane Mitchell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Dunsley Farm tring is green belt land and the last remaining dairy farm in the area. It should remain green. When you say industrial and warehousing you mean a larger tesco with a petrol station. Tring has a petrol station which you are planning on converting into flats. Why not leave be instead of lining the developers pockets?
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO337
<b>Full Name</b>	Mr David Stanier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO363

<b>Full Name</b>	Mrs Maria McHale
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I do not feel the proposal takes the importance of preserving Green Belt sufficiently into account, and should not over-rule Green Belt consideration. As already stated at Questions 22, 39 and 46 there are already a number of unused offices in the locality, and furthermore the proximity of Wayside Farm to the M25 Junction and the already high volumes of grid locked traffic at peak times and the insufficient road infrastructure makes this unviable. I feel there should be more emphasis on utilising unused office space, and developing brown field sites before further development of green belt land in an already congested area.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO372
<b>Full Name</b>	Mr Michael Bouvier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Kings Langley already has plenty of empty office space in Doolittle Business Park, and the likely down-scale of Imagination Technologies will release further office space.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO429
<b>Full Name</b>	Mrs Carole Freed
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	1.The different type of development should not be used to over-rule Green Belt consideration.

	2.If the business park at Green Lane, Hemel Hempstead should fail, then that would not form justification for earmarking or developing a second one at Kings Langley
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO506
<b>Full Name</b>	Mr John Saunders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Green belt land such as Wayside Farm in Kings Langley should not be built on - the farm is an important part of the community and has been for many years. It represents a part of the village community. There is already plenty of space for offices in Hemel Hempstead that is unused, and the Imagination buildings in Home Park Mill will most likely become substantially empty due to its recent takeover. The employment provided by extra offices would additionally cause even worse traffic problems in the village of Kings Langley and also at Junction 20 of the M25 which at rush hour can tail back from all directions (A41, A4251 and M25 both directions) depending upon the time of day.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO507
<b>Full Name</b>	Debbi James-Saunders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There are numerous empty offices in Hemel Hempstead and Kings Langley which should be used before new developments are considered. Some appear to have been empty for years. The green belt should not be used as an easy option when others are available.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO546
<b>Full Name</b>	Mrs Sarah West
<b>Company / Organisation</b>	
<b>Position</b>	



<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO607
<b>Full Name</b>	Mrs Elaine Tuck
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Existing sites should be considered before greenbelt is used. It is not clear from the information provided that all existing sites have been fully examined. For example what is the potential to expand upwards with additional floors on existing sites. It is also unclear whether all appropriate sites have been considered. For example, the land at Dickenson's Wharf (Old Papermill) appears to still be unbuilt on.</p> <p>There are already offices which do not appear to all be occupied for example offices at the roundabout before Sainsbury's. Significant additional demand for office space would need to be clearly evidenced.</p> <p>Road infrastructure is already significantly strained, with queues up to Kings Langley High Street each morning to the M25 and A41 roundabout taking c.20 mins to travel a very small distance. Additional office space would exacerbate this.</p> <p>Meeting wider South West Hertfordshire needs in an area already struggling with congestion seems perverse.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO633
<b>Full Name</b>	Mrs Carole Stokes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	As previously stated office space around Kings Langley has been empty of many years. Wayside Farm should not be used for any development, and certainly not to

	put another business park so close the the residential village.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO674
<b>Full Name</b>	Mr David Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>No as per question 21 - the way people will work will change greatly over the next 10 to 50 years, which will effect the type of business accommodation required. Key drivers will be</p> <ol style="list-style-type: none"> <li>1 Home workers (full time and occasional)</li> <li>2 Small business and entrepreneurial start ups</li> <li>3 Local cluster offices where workers form a variety of organisation congregate to share facilities</li> </ol> <p>Therefore we still need office and small business premises of the correct type</p> <ul style="list-style-type: none"> <li>• Flexible and configurable business and office units</li> <li>• Allowance that even new small homes should have home office space (perhaps all apartments and homes should be a minimum of 2 bedrooms to provide for homeworkers)</li> </ul> <p>Warehousing will not drive job growth as automation will reduce need for employment so not to be encouraged. Many new jobs will be in the service sector, such as home carers, sports and recreational activities - therefore recreation spaces and tourist attractions may drive more employment than warehousing.</p> <p>The proposed emphasis on warehousing is incorrect and should be re-thought.</p> <p>As an example, proposal to put warehouse and industrial units in Tring on the Dunsley Farm green belt space is misguided and should not go ahead</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO720
<b>Full Name</b>	Mr Miguel Patel
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>With regard to the development of Wayside Farm for commercial purposes, it should be noted that there is already ample office space near Kings Langley station, much of which is vacant. One site is currently being converted into flats. The plan states that the Green Lane office development meet wider South West Hertfordshire needs. If so, it is unclear why a profitable dairy farm, which preserves the rural character of the area, would be considered as an appropriate site.</p> <p><b>Question 25.</b> Do you support the proposed approach to the natural environment?</p> <p>No.</p> <p>The proposed approach is vague and makes no reference to areas which fall outside the local, national and European designations. This approach is over-simplistic and does not take account of the ecological value of undesignated land. With regard to the proposed widespread development on greenbelt land, it is difficult to envisage how the ecological value of the developed sites could be off-set successfully within the context of Dacorum. It is noteworthy that the following principles of the National Planning Policy Framework, which local authorities are obliged to follow, are not mentioned in this section:</p> <ul style="list-style-type: none"> <li>- <i>Conserve and enhance biodiversity;</i></li> <li>- <i>Protect the habitats of these species from further decline;</i></li> <li>- <i>Protect the species from the adverse effect of development; and</i></li> <li>- <i>Refuse planning permission for development, if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for.</i></li> </ul> <p>In respect of Wayside Farm, the site appraisal does not make any reference to the ecological features of the site. The field margins and hedgerows of the site are an important wildlife corridor which support rare, vulnerable and protected species such as great-crested newts, bats, hedgehogs and barn owls. As a resident</p>

	and recreational user of the site, I have had first-hand observation of these species. These hedgerows contain mature trees which, notwithstanding their ecological significance, are of high amenity value. To my knowledge, an assessment of their CAVAT values, an asset management tool underpinned by UK planning law, is yet to be made.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO813
<b>Full Name</b>	Mrs Suzanne Lazenbury
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Office space within the borough is not being fully utilised and Green Belt should not be used for office space. The different kind of development should not be used to over-rule Green Belt consideration. If the business park at Green Lane, Hemel Hempstead should fail, then that would not form justification for earmarking or developing a second one at Kings Langley.</p> <p>Wayside Farm is a successful dairy farm and after Brexit we will need to become more self sufficient as a country and we will need to provide more of our own food and we therefore should not be considering removing a Farm and replacing it with offices.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO905
<b>Full Name</b>	Mrs Lindsey O'Brien
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	In Kings Langley you are proposing to build offices on Wayside Farm, yet you already have current empty office space available that was developed not long ago, so why would building more be a good idea? I feel current office space should be utilised and not just more built. I would also be looking into rent costs for Kings Langley and whether businesses would be able to actually afford

	to rent office space- this could be a factor as to why the current office space is partially empty?
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO931
<b>Full Name</b>	Ms Stephanie Knowles
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I refer to my previous answer. In addition, the farms within the village are part of the fabric of a rural village, their nature and existence should be retained as they are part of the character of the village itself.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO981
<b>Full Name</b>	Mr Robin Knowles
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Is this the same question as q21? There is no demand for business premises as can be seen by the empty premises on the lower road or near Nash Mills and one of the reasons is there are easier points of access to the M25 further round towards Dartford, where the traffic doesn't come to a stop every day. We certainly don't need to destroy currently valued businesses to provide empty business/warehouse premises.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO993
<b>Full Name</b>	Dr Benjamin Heydecker
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	Development of the site KL-h3 (south west King's Langely) for employment would bring additional traffic into the village, which is already congested during weekday morning and evening peak periods. This would lead to increased congestion in King's Langely village centre and be detrimental to air quality there. This site is distant from public transport access (notably King's Langley railway station) so would attract limited walking and cycling usage.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1038
<b>Full Name</b>	mr Tish Seabourne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes but • Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1092
<b>Full Name</b>	mr Ian Passey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Work patterns are changing - more will be from home (reference falling travel numbers on TFL) . Less office space will be required - more likely that offices will be converted into houses
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1134
<b>Full Name</b>	Mrs Saunders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Dunsley Farm is at the southern entrance to Tring. When people approach the town from the south they currently see the open fields of this farm, followed by an avenue of trees under-planted by daffodils. Any current farm buildings and small industrial units are hidden by these trees. If this large 12 acre site was replaced by an industrial estate it would severely affect the whole character of this small, historic market town
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1191
<b>Full Name</b>	Miss Kylie Jones
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	With regard to the development of Wayside Farm (KL-h3)for commercial purposes, it should be noted that there is already ample office space in and around Kings Langley, much of which is vacant. The plan states that the Green Lane office development meet wider South West Hertfordshire needs. If so, it is unclear why a profitable dairy farm which preserves the rural character of the area and is a community asset would be considered as an appropriate site.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1216
<b>Full Name</b>	Mr Bernard Richardson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1323
<b>Full Name</b>	Mrs Catherine Marks
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Existing industrial areas should be expanded first in there is the need. Green belt land in Kings Langley or anywhere else should not be used for such purposes especially on the site where there is a working farm.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1351
<b>Full Name</b>	Mrs Karen Barnes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I do not agree that Green belt land should be released for office space nor housing. Brownfield sites and vacant office space should be redeveloped; an apparent 'need' for office space also begs the question as to why offices have been allowed to be converted to housing. Wayside Farm in Kings Langley is an important part of the village community and has been for many years. It is a successful dairy farm and also boasts a Farm Shop for selling local produce; Wayside Farm is loved by all the community and provides a valuable service. It should not be used as an 'easy option' for redesignation.</p> <p>If the business park at Green Lane, Hemel Hempstead should fail, then that would not form justification for earmarking or developing a second one at Kings Langley.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1500
<b>Full Name</b>	Mr Chris Marks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Kings Langley should not lose 18 hectares of precious land for office space that may or may not be used. Hemel



	Industrial area has all the infrastructure and space to expand. Some offices are unused already in Kings Langley.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1688
<b>Full Name</b>	Ms G Puddiphatt
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1691
<b>Full Name</b>	Mr Wayne Hill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There are plenty of sites within Kings Langley that are already set up for businesses, however these are not being utilised to full effect. Adding further businesses to the area, will increase traffic issues within our village.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1692
<b>Full Name</b>	Mr Wayne Hill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There are plenty of sites within Kings Langley that are already set up for businesses, however these are not being utilised to full effect. Adding further businesses to the area, will increase traffic issues within our village.
<b>Include files</b>	

<b>Number</b>	Question 22
<b>ID</b>	LPIO1693
<b>Full Name</b>	MR JONATHAN HAIGH
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Office space at the north is not being used. Bringing more business space would have a detrimental effect on traffic through the high street, parking and air quality.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1735
<b>Full Name</b>	Mr Kenneth Watts
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I have set out my objections to the development of KL-h3 Wayside Farm for housing in my response to Q.46. My objections to commercial/industrial development of prime Green Belt land are very much stronger. This is a frankly appalling, ill thought out proposal and must be reviewed. As a local resident of 32 years I have observed the varying fortunes of the commercial sector in the village. There are currently empty office buildings in and around the Station Approach Link Road, some vacant for several years. Quality office space at Doolittle Park has also stood empty for a considerable time. On Station Approach one building is being converted to flats through lack of commercial interest and the takeover of Imagination may well result in a significant downsizing and more spare high quality space. Housing is being built within the industrial area of Hemel Hempstead where it would have been expected to attract commercial developers.</p> <p>As for desecrating open and productive farm land and a vital Green Belt buffer on the outskirts of Kings Langley for the sake of warehousing, I am frankly speechless. Where is the justification for this? It appears that the potential irrevocable loss of this land is based on projections of possible future requirements and the potential loss of the Green Lane capacity. There is simply no justification for earmarking the Wayside Farm site on this basis. In section 7.3.3 of the <i>Issues and Options</i> document it first states under <i>Land for Industrial and Warehousing Uses</i> that 'There are potential sites</p>

near the A41, but these sites are not attractive for large warehouses' In the next bullet points it states 'Suitable sites are east of the A41 at Two Waters, Hemel Hempstead and Dunsley Farm, Tring. Both sites have good access to the A41'. So which is it? 'Attractive' suggests warehouses would not want to be near the A41, which is contradicted by the second bullet point. If you mean 'unsuitable' then that makes more sense. However, a further statement says 'At Maylands Gateway, industrial and warehousing development (including large warehouses) should be acceptable as well as offices'.

If the business park at Green Lane, Hemel Hempstead should fail, then that would not form justification for earmarking or developing a second one at Kings Langley. Warehouse operations occupy very large footprints but support only a small fraction of jobs compared to office and small commercial operations. They also involve a very high number of large vehicle movements, which in turn rely on an excellent and efficient local road links to a major transport artery. £100's M continue to be spent upgrading the M1 motorway to support increased traffic (in particular goods traffic) and that is why in counties bordering the entire length of the M1 large warehousing has and continues to be developed close to junctions of the M1. That is where warehousing development in Dacorum would be sensibly placed. While close to an M25 junction, operations of this nature at the Wayside Farm site, added to the virtually saturated local road capacity, will result in almost permanent gridlock on routes 'upstream' of the site. In my opinion, J20 would also require major redesign to handle this additional volume. In short, Kings Langley as a decent place to live and work, will cease to exist and, as commented in my response to Q.46, any pretext of KL being a separate village community with its existing character will be gone forever.

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1796
<b>Full Name</b>	Mrs Maria McHale
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	<p>I Have previously entered my comments, which were not registered. I am therefore repeating my comments for Q22.</p> <p>I do not feel the proposal takes the importance of preserving Green Belt sufficiently into account, and should not over-rule Green Belt consideration. There are already a number of unused offices in the locality, for example near Kings Langley station and Apsley. Furthermore the proximity of Wayside Farm to the M25 junction and the already high volume of gridlocked traffic at peak times and the insufficient road infrastructure makes this unviable. I feel there should be more emphasis on utilising unused office and commercial space, and developing brown field sites (e.g. Bovingdon air field and Hemel Hempstead Gas works) before development of Green Belt land in an already congested area.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1801
<b>Full Name</b>	Mrs Pamela Kingsland
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We do not need in Kings Langley any more office building. In Home Park just off the A4521 is a large vacant office block, obviously not used as it is now been converted to flats.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1829
<b>Full Name</b>	Mr. Philip China
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Choosing Wayside Farm for office development would be completely against the principles of not using green belt land and would destroy one of the few remaining farms in Hertfordshire. It would also create much more congestion to local roads which are already gridlocked at commuting times of the day also adding to pollution. If the country needs to be more self-sufficient after Brexit, the loss of even one farm would not be good news and would also be irreversible. There are already empty</p>

	office spaces around Kings Langley and as more people are starting to work from home then extra space would not be so necessary in the future.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1886
<b>Full Name</b>	Mr Richard Case
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	However some explicit consideration should be given to technical technology change, such as driverless vehicles, further warehouse automation and remote working could impact requirements for warehousing and offices for job growth.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1923
<b>Full Name</b>	ms V Earle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I do not think that demand for jobs justifies the use of green belt land for industrial units or offices. Like housing, these should be built within existing built up areas or on brown field sites. Green belt land often does not have the amenities to support industrial development. For example in Kings Langley, development of industrial areas has led to parking problems. it also changes the character of the local area.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO1942
<b>Full Name</b>	Miss teresa finnigan
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	No GB land should be used for office/industrial space whatsoever! As for the land at Green Lane, we are already at capacity on our roads, with the prospect of yet more industrial units in the future. I just don't see how the current roads will cope with this influx, there are many more commuters coming into work here each day and many use it as a through fair to get onto the M1 and M25 from elsewhere.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2005
<b>Full Name</b>	Mr Ian McHale
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The current Government policy is to protect Green Belt land, and this is also reflected in DBC's stated objective "It is important to recognise that the natural and historic environment may need further protection and enhancement through the local plan process because of its importance to the character and appearance of a location, its ecological qualities or for the role it plays in providing open, leisure or recreational space". However, the four proposed development sites in Kings Langley contradict this by:</p> <ol style="list-style-type: none"> <li>1. Building on Green belt and conservation land.</li> <li>2. Destroying the character and identity of Kings Langley village by coalescing with Hemel Hempstead and Watford, and paying no regard to the village's medieval royal heritage.</li> </ol> <p>DBC's strategy and the Government's approach is to utilise brownfield sites to avoid urban sprawl, and I am appalled at the cavalier attitude with which Green Belt is being proposed for development. Considerably more effort needs to be made to utilise already developed sites before proposing Green Belt for development, and this is not evident in the DBC Local Plan, and nor has there been any consideration of whether local infrastructure is capable of supporting such large scale development.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2025
<b>Full Name</b>	Mrs Christine Mabley
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Removal of land from green belt for offices is not appropriate in areas of existing traffic congestion eg Kings Langley
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2084
<b>Full Name</b>	Mr David Holwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Any approach that identifies Wayside Farm as a suitable site for office buildings and jobs growth must be flawed, for it fails to take into account the impact on Kings Langley of more traffic and more pollution, It would seem that currant owners the county council are trying to pass the farm over to developers. The county council have on our behalf owned the farm for many years it is time to seek a fresh mandate from the residents of Kings Langley. Please remember we the people are the true owners, the council act on our behalf !
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2219
<b>Full Name</b>	Mrs Melanie Flowers
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Wayside Farm in Kings Langley should definitely NOT be considered for office space. It is a successful dairy farm and an important part of the village community and landscape. Traffic is already congested at the A41/M25 junction and the train service into Kings Langley station is insufficient. Similarly Two Waters may be accessible to the A41 in theory but in practice cannot take any further traffic.
<b>Include files</b>	
<b>Number</b>	Question 22

<b>ID</b>	LPIO2247
<b>Full Name</b>	Mr Peter Flowers
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>1. The different types of development should not be used to over-rule Green Belt considerations</p> <p>2. If the business park at Green Lane, Hemel Hempstead should fail, that would not form justification for earmarking or developing a second one at Kings Langley.</p> <p>3. 18 hectares of farming land should not be lost because of these plans.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2261
<b>Full Name</b>	Mrs Kim Wilson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There are already offices vacant that were built in Kings Langley village by the train station and also in between Apsley and Kings Langley (an approx 5 floor building ) so why build more when these are not being utilised already?
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2280
<b>Full Name</b>	Mrs Karen Mellor
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I agree with all comments below.
<b>Include files</b>	
<b>Number</b>	Question 22



<b>ID</b>	LPIO2297
<b>Full Name</b>	Mrs Sarah Bouvier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I don't agree with an approach that would see the destruction of a successful local working farm such as Wayside on greenbelt land, especially when there is plenty of vacant office space moments down the road at the other end of Kings Langley village.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2327
<b>Full Name</b>	Mr George Bull
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The need for an enterprise zone at Maylands should be taken as a powerful indication that old-fashioned business zones are not automatically suited to meeting modern business needs.  Paragraph 7.3.5 of the consultation refers to the balance between new space for homes and jobs. In the light of modern working methods, there is a powerful argument for creating more live-work dwellings.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2408
<b>Full Name</b>	Dr Nick Hodsdon
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	We should not be creating new jobs for people outside the area and therefore further demand for housing.  Any employment development should be directed towards local jobs for local people, and not encourage

	migration into our towns and villages from outside the area, therefore increasing housing demand further.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2659
<b>Full Name</b>	Mr Alan Andrews
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	If you want offices, warehouses or housing. Use brown belt land. Do not destroy greenbelt land.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2706
<b>Full Name</b>	Mr Norman Allan
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The Wayside Farm area in Kings Langley is totally inappropriate for transfer to office and housing. This is one of only two working dairy farms in the county. It is innovative and has moved to producing Raw Milk and offering a wide range of products via its farm shop. This is an asset that should be developed not destroyed. If ever there is an area that should NOT have its use changed this is it.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2713
<b>Full Name</b>	Mrs Marriott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Not enough information. What type of businesses you see will be moving to market towns?

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2876
<b>Full Name</b>	Mr Antony Harbidge
<b>Company / Organisation</b>	Berkhamsted Residents Action Group (BRAG)
<b>Position</b>	Chairman
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2941
<b>Full Name</b>	Mr Malcolm Thompson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>In regard to Wayside farm being designated for commercial development I think existing industrial areas should be developed to negate the need to lose precious green belt land. Wayside farm is one of only two remaining Jersey herd dairy farms in Hertfordshire and is part of the village community, providing local produce to the village and surrounding areas. The additional traffic that will result in this proposal is not sustainable and will create further problems for local commuters.</p> <p>There is an existing office building in Home Park Mill Link, adjacent to West Herts College, which has been empty for ages and is now currently being turned into luxury apartments. There is no justification to build commercial areas on green belt land when there is clear evidence of existing properties being underutilised.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO2949
<b>Full Name</b>	Mr Mike Murphy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Wayside Farm should not be included in considerations for office space. It is an important local amenity used daily by walkers. It serves an educational purpose for children. I understand it has one of only two herds of Jersey cows in the county and has a useful farm shop. This is an important, well run dairy farm which is highly valued by people in the area. It must not be lost to office space of which there is already provision – current or planned - in more appropriate locations elsewhere in the borough.</p> <p>Should plans to develop a business park at Green lane, Hemel Hempstead, fail then that should not be used as justification for building offices on this site.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3089
<b>Full Name</b>	mr hugh siegle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3161
<b>Full Name</b>	Mr John Walker
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3236
<b>Full Name</b>	Mr George Wheway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There is plenty of vacant land and office space at Maylands in Hemel so you should not be considering building offices on the beautiful working community farm that is Wayside Farm.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3430
<b>Full Name</b>	Mrs Ann Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Green belt should not be released for office space. Wayside farm will cease to exist if it loses the green belt protection as a certain acreage is needed for it to function.  We will need all the agricultural land we have to feed the population. Farms should be removed from land banks and used for farming and not left fallow eg Hill Farm
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3482
<b>Full Name</b>	Mrs Louise Saul
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There has been substantial office growth already in Kings Langley and one office block currently being converted to flats. Way side farm should not be considered for development, it would create a business park on what is currently a well used site which is in keeping with the current characteristics of the village.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3582
<b>Full Name</b>	Mrs Sandra Jackson

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>You state "The only option for significant new office development in Dacorum is located south west of Kings Langley (west of Watford Road). This site appears attractive for offices, because of its proximity to Kings Langley station, bus routes and M25 Junction 20."</p> <p>This is so completely wrong and at odds with the wishes of almost all residents. This site is a special one - home to one of only two dairy farms, Green Belt land and with historic artefacts probably hidden below the surface due to the nearby presence of a former Royal Palace.</p> <p>You blithely state it appears attractive, but by far the most attractive aspect is the rolling hills, green pastures and clean environment. To even consider this land for development shows that you do not care at all about keeping Dacorum's Green Belt, you have not thought about exceptional circumstances for building on Green Belt, and you don't care for the democratically expressed wishes of residents.</p> <p>You state "We consider that the need for additional employment land justifies such changes to the Green Belt in these areas." I contend that your justification is based on falseness because you have not demonstrated any exceptional circumstances that would require you to redesignate this land. There is no justification you could provide that would demonstrate the need to build on Wayside Farm in Kings Langley. This is a wrong decision, wrongly put in this consultation, and one that will be fought over hard by caring residents and anyone from further afield who is interested in keeping our area beautiful.</p> <p>Earlier in this consultation you have stated there is empty office space at Maylands in Hemel. You have not demonstrated a need to concrete over fields.</p> <p>You state "Our initial view is that about 18 hectares of land [Kings Langley site] should be designated as 'safeguarded land' for possible long-term office development." - No, no, no and no again. Leave it alone as Green Belt for future generations to enjoy.</p> <p>Any development near the M25 will lead to coalescence with neighbouring Watford, remove the village status that Kings Langley currently has, and permanently change the character of the area. This is such a bad idea it is astonishing it even made it into this proposal. The ELAA is giving bad information on which to form future plans and should have its advice discredited.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3688
<b>Full Name</b>	Ilyn horne

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>It is criminal to just consider it is justified to remove land from the green belt to meet the needs for warehouses/industrial sites and offices. Especially given that there are offices being turned into flats in Kings Langley and offices within Westside site that are empty and have been so for ages.</p> <p>Also, to consider altering the land from farm land to cater for these needs goes against the prime ministers commitment to support and encourage our farmers given or need to produce food and milk post brexit.</p> <p>Given the already over subscribed nature of the road infrastructure in this area, I would think that encouraging more cars and lorries into the area would be counter productive and impact our local climate.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3694
<b>Full Name</b>	MS Nicola Hutton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Green belt land should not be used for the development of office development.</p> <p>This seems to dilute the 'exceptional circumstances and with public consent that was recommended for the redesignation of green belt land.</p> <p>TYhere is currently unoccupied Office space. there is considerable industrial development within Hemel Hempstead which should be the location for Office space.</p> <p>Wayside farm has well used public foot paths and is essential for the character of Kings langley. the foot paths are particularly well used as a way of walking to Chipperfield and the development of this site for Offices would severely and catastrophically affect the character of Kings langley. It also has the potential negative health impact upon local residents and healthy activities are not appealing when you are walking through Office blocks rather than a working farm.</p> <p>Wayside farm provides a valuable community resource and business with the dairy farm and the Farm shop. Given that in order to take care of pour environment and community having access to local grown produce which</p>

	<p>reduces travel miles is something that should be promoted rather than destroyed.</p> <p>As an aside, the land at Shendish that is continually being offered for development maybe better used as a local farm to produce local home grown produce that could be on sale at wayside farm. That would be ensuring a sustainable common ity with positive impact upon the environment!</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3708
<b>Full Name</b>	Mr Andrew Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3751
<b>Full Name</b>	Ms Laura Mahlmann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There is office space in Kings Langley that is not utilised and flats have been converted into houses. This suggests that there is no current need for more office space and sacrificing valuable green belt land for such a development.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3755
<b>Full Name</b>	Mr Richard Sidwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No



<b>Your response - Please add your response here</b>	KL-h3, Wayside Farm in Kings Langley is a hugely important space as it currently stands. The idea of using it for warehouses & offices is ludicrous, seeing as an office block on Station Road is currently being converted to flats and other office buildings stand empty within half a mile of Wayside Farm. It proves no more office space is required in this area. Air quality would also be hugely affected and destroying this Green Belt land would join Kings Langley directly to the M25 with no buffer of open space or air filter from the countryside.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3779
<b>Full Name</b>	Ms Cheryl Hall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Office and industrial spaces already in the borough is not being fully utilised. Examples are the 'BT Building' at Westside on London Road and Maylands Avenue.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3831
<b>Full Name</b>	Mr Michael Arrowsmith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3838
<b>Full Name</b>	mrs caroline parnell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	There are plenty of sites within Kings Langley that are already set up for businesses, however these are not being utilised to full effect. Adding further businesses to the area, will increase traffic issues within our village.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3911
<b>Full Name</b>	Mr Philip Homer
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I do not agree with the proposed approach for the provision of new offices and working spaces in Kings Langley on the green belt. There are already a number of developments for businesses in the district which remain empty which highlights that there is no need for any further office space to be constructed in Kings Langley.</p> <p>Furthermore the prospect of destroying a viable business such as wayside farm which is the only remaining dairy farm in the area to build houses and offices when there are already empty offices in the area is wrong.</p> <p>Whilst a dairy farm may not employ vast numbers of people, the business is sustainable, it provides a local source of produce to the community which is environmentally friendly, it adds to the character of a historic village and being penned in by the A41, and Kings Langley as it currently stands combined with its proximity to the M25 it is a welcome green space which I do not believe we can afford to lose.</p> <p>Developing this area would without doubt Damage the character of the village irreparably, and is without question not sustainable. It would also cause the coalescence of communities creating a situation where Kings Langley would start to become a part of surrounding communities and would cease to be a village in its own right.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3954
<b>Full Name</b>	Mr John McCombe
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	Why release Green Belt in Kings Langley when existing office space beside the Home Park Link road is being converted to housing and more space may well become available as the situation with Pure/Apple develops
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO3968
<b>Full Name</b>	Mr Tim Varley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	My comment here relates specifically to Dunsley Farm Tring. I have no objection to releasing land at this location for development. It's location close to Tring town centre means that many sustainability issues can be addressed. The site is a principal gateway into Tring and deserves a development of architectural merit and not a number of sheds. The industrial estate at Icknield Way is better suited for additional industrial use if required.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4139
<b>Full Name</b>	Mr Graham Hoad
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	But see comments on Q19 and 21 above. In Tring we need to keep what we already have. Akeman Street Business Park is at risk. Small specialist services, engineers and suppliers should be allowed to stay in Tring. Dunsley Farm site could be developed if sensitive, appropriate and small scale. No big tin sheds with garish signage please.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4237
<b>Full Name</b>	Ms Alison Sams
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	It would be an irrevocable tragedy to use Wayside Farm for office development. It would get rid of one of the few remaining farms in Hertfordshire which so many children and adults use, walk and enjoy, also killing off wildlife. There is no need for more office space. You would completely destroy Kings Langley by developing over Wayside farm. There would be far too much congestion and Kings Langley would sprawl into Watford and be a beautiful place of the past. We can not do this to our future generation. We need the farm to source our own milk and food which has been the suggestion to our country coming out of the EU, to be more self sufficient.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4250
<b>Full Name</b>	Mrs Margaret Stanier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I do not accept that any additional sites are necessary. There is a lot of unused land in the Maylands Gateway.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4281
<b>Full Name</b>	Ilyn horne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	No GreenBelt land should be sacrificed for commercial use if existing commercial space is under utilised. Currently in KL there are offices being converted to flats and the office site along the A4251 towards Apsley is and has been to a large part empty since BT moved out.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4297
<b>Full Name</b>	Mrs Caroline Hargrove

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There is a road to Two waters but it is constantly gridlocked. There is no access -this has already been got wrong
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4323
<b>Full Name</b>	Mr Bruce Morris
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Greenbelt should not be used in anticipation of such a need. Should only be last resort.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4457
<b>Full Name</b>	Mr Robert Bailey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Land should not be released from Greenbelt in anticipation of need. More people may well work from home in future and so there may be far less need for new offices.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4483
<b>Full Name</b>	Mrs Alison Williamson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The proposed use of Wayside Farm for housing and office space is completely unjustified. The Home Link Road in Kings Langley has had much recent development for enlargement of office space; however one large office block is now being converted to flats as not used as offices. Maylands Avenue and the surrounding roads have many empty office spaces and has the necessary infrastructure supporting it. All existing office and warehouse facilities locally that are unused should be occupied before any further are developed.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4520
<b>Full Name</b>	Mrs Alexandra Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Building more office blocks when there are already vacant office blocks in the local area. With the one at home park Kings Langley being developed into flats! More people are working from home nowadays. More emphasis on utilising unused office and commercial space, and developing brown field sites such as Bovingdon air field and Hemel Hempstead Gas works before development of Green Belt land.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4521
<b>Full Name</b>	Ms Sandra Sinfield
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	ny future office development should be restricted to Maylands.  The proposal to develop Wayside farm should be omitted from the plan. This is a working farm on green belt land, one of a handful of dairy farms remaining in the County. Offering this valuable resource for warehousing or commercial use is criminal use especially when KL has many unoccupied existing sites.

	<p>Development of the green belt will seriously damage the character of the village, create additional traffic chaos on our already over trafficked roads. Access at peak times, and often throughout the day, is at capacity. Tain services will not be able to cope.</p> <p>There is sufficient commercial development already in the Kings Langley area.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4572
<b>Full Name</b>	Mrs Sharon Thompson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>in regard to Wayside Farm being designated for commercial development I think existing industrial areas should be used in order to prevent the loss of precious green belt land. Wayside farm is one of only two remaining Jersey herd farms in Hertfordshire and is a part of the village community, providing local produce to the village a surrounding areas. The additional traffic that will result in this proposal is not sustainable and will create further problems for commuters. There has been an existing office building in Home Park that had been empty for a long time and now being turned into flats. If we needed office space so desperately this could have been utilised. There is also, I believe, commercial property in Apsley, a huge space, lying empty. Until all commercial buildings have been appropriated I cannot see the justification for building on green belt land.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4579
<b>Full Name</b>	Dr Alasdair Malloy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There should be no Green Belt land included in this plan.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4606
<b>Full Name</b>	Mr John Lunn

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Removal of greenbelt land for offices, industry and retail is not acceptable. There are many empty office, warehouse and retail premises across the region. Improve these rather than build more
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4718
<b>Full Name</b>	Mr Keith Bradbury
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes, but Land should not be removed from Green Belt in anticipation of need.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4856
<b>Full Name</b>	Mr Abel Leathem
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The site KL-h3 Wayside Farm is one of 2 working diary farms in Hertfordshire and to remove this in order to provide additional office space where there is already a large amount of vacant un-used offices with the Dacorum Borough and indeed in the wider Hertfordshire is evidence of a lack of understanding and knowledge of the agricultural history of Hertfordshire and desire of people for locally grown produce.</p> <p>Part of the reasoning submitted by the council of the need to build so much additional housing is based on the number of jobs available in the area. Rather than trying to increase the amount of office space to increase the number of jobs, which will then create a vicious circle putting more pressure on housing, the council should support not only keeping the existing Wayside Farm but</p>



	also making additional land available to farming in the borough.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4960
<b>Full Name</b>	Mr Iain King
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Why do we need to increase the size of employers in the area if unemployment is so low? More employment means more people which means more homes required. It becomes a vicious circle, with the Green Belt the victim. Focus on providing employment in areas without work!</p> <p>This aside, I find the comments of a previous correspondent represent my views perfectly, so I will repeat them here with minor changes.</p> <p>This is a frankly appalling, ill thought out proposal and must be reviewed. There are currently empty office buildings in and around the Station Approach Link Road, some vacant for several years. Quality office space at Doolittle Park has also stood empty for a considerable time. On Station Approach one building is being converted to flats through lack of commercial interest and the takeover of Imagination may well result in a significant downsizing and more spare high quality space. Housing is being built within the industrial area of Hemel Hempstead where it would have been expected to attract commercial developers.</p> <p>As for desecrating open and productive farm land and a vital Green Belt buffer on the outskirts of Kings Langley for the sake of warehousing, I am frankly speechless. Where is the justification for this? It appears that the potential irrevocable loss of this land is based on projections of possible future requirements and the potential loss of the Green Lane capacity. There is simply no justification for earmarking the Wayside Farm site on this basis. In section 7.3.3 of the Issues and Options document it first states under Land for Industrial and Warehousing Uses that 'There are potential sites near the A41, but these sites are not attractive for large warehouses' In the next bullet points it states 'Suitable sites are east of the A41 at Two Waters, Hemel Hempstead and Dunsley Farm, Tring. Both sites have good access to the A41'. So which is it? 'Attractive' suggests warehouses would not want to be near the A41, which is contradicted by the second bullet point. If you mean 'unsuitable' then that makes more sense. However, a further statement says 'At Maylands Gateway, industrial and warehousing development</p>

	<p>(including large warehouses) should be acceptable as well as offices'.</p> <p>If the business park at Green Lane, Hemel Hempstead should fail, then that would not form justification for earmarking or developing a second one at Kings Langley. Warehouse operations occupy very large footprints but support only a small fraction of jobs compared to office and small commercial operations. They also involve a very high number of large vehicle movements, which in turn rely on an excellent and efficient local road links to a major transport artery. £100's M continue to be spent upgrading the M1 motorway to support increased traffic (in particular goods traffic) and that is why in counties bordering the entire length of the M1 large warehousing has and continues to be developed close to junctions of the M1. That is where warehousing development in Dacorum would be sensibly placed. While close to an M25 junction, operations of this nature at the Wayside Farm site, added to the virtually saturated local road capacity, will result in almost permanent gridlock on routes 'upstream' of the site. In my opinion, J20 would also require major redesign to handle this additional volume. In short, Kings Langley as a decent place to live and work, will cease to exist and, as commented in my response to Q.46, any pretext of KL being a separate village community with its existing character will be gone forever.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO4974
<b>Full Name</b>	Mr Roque Menezes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There appears to be a surplus of offices and commercial development in and around Kings Langley to accommodate employment, so much so that there are existing office being converted in residential properties near the station. There are existing brownfield with vacant employment use that could be used for mixed use development
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO5054
<b>Full Name</b>	Mr Chris Lumb
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	But Green Belt land should not in any way shape or form be considered until ALL other possibilities have been exhausted. The need for any such consideration should be proven beyond all doubt before making any change.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO5096
<b>Full Name</b>	Mr Tom O'Brien
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There is already unused office and industrial space in and around Kings Langley. There is no need to destroy countryside to build more empty units. If industrial units were to be built and utilised, the roads surrounding the M25 and A41 junction would be overwhelmed with industrial traffic. This junction is already gridlocked throughout the week with traffic backing up into Kings Langley high street. Logic would tell you to expand existing industrial areas that already have the supporting infrastructure, if more industrial space is actually required at all.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO5102
<b>Full Name</b>	Mr John Wood
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The area of Kings Langley that you propose to allocate for office use is currently green belt land which should be protected from development. Building of offices on this site would lead to significantly increased traffic congestion in the local area as road infrastructure is already at capacity at times when access to the proposed site would be required due to the considerable traffic tailbacks on the A41 and A4251 which already exist at peak times..</p> <p>There is a lack of justification for building additional office space in Dacorum due to so many offices already being empty or not fully occupied as well as land designated</p>

	for employment purposes on established commercial areas such as Maylands Avenue in Hemel Hempstead. There is not the demand for local office building in the area as a large office building, Enterprise House, situated between Kings Langley station and M25 (less than a quarter of a mile from the proposed land to be set aside for office development), is currently being converted to flats. There is not adequate demand for offices in Kings Langley village to warrant further office development.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO5141
<b>Full Name</b>	Dr Simon Hicks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The loss of Wayside Farm would cause disruption for the many people who regard this as part of their village shopping experience. I believe it is also one of the last remaining dairy farms in Hertfordshire and to lose this would be a tragedy for locally produced food and services.</p> <p>I cannot understand why more industrial units are required when some of those at Home Park Mill have been converted to expensive apartments, demonstrating that there is not enough demand for such units. What is to stop future developments of industrial units into apartments as a means of overcoming green belt restrictions to connect villages and towns that otherwise would have their own identities. Home Park and the surrounding areas over to the east of the canal is an established industrial area and should be continued to be so.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO5213
<b>Full Name</b>	Mr Gareth Morris
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Dursley Farm is not an appropriate area to develop. The green field approach to Tring is an essential part of its character and it is an unnecessary greenfield development. Proximity to the A41 does not seem a strong justification.

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO5254
<b>Full Name</b>	Mrs Catherine Anderson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Dunsley Farm site is not appropriate for warehousing on any scale. If Tring grows by 25-60% it will need commercial units like Berkhamsted, to provide adequate employment opportunities within the town, to maintain a thriving community.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO5273
<b>Full Name</b>	Mr Gary Ansell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There is no justification for removing land from the Green Belt at South West Kings Langley when there is commercial land across the canal in the TRDC side of the village that is being converted into apartments. On one side commercial land is being removed and on the other, development on Green Belt land is proposed. Such development will harm the character of Kings Langley, remove amenity for villagers and destroy a working dairy farm which is totally unacceptable.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO5335
<b>Full Name</b>	Miss Giulietta Cinque
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I do not agree that Green belt land should be released for office space OR housing. Brownfield sites and vacant

	office space should be used; an apparent 'need' for office space in Kings Langley, begs the question as to why offices have been converted to housing. Wayside Farm in Kings Langley is an important part of the village community. It is a successful dairy farm and also boasts a Farm Shop for selling local produce; Wayside Farm is loved by all the community and provides a valuable service. It is also someone's home and livelihood. It should not be used as an 'easy option' for redesignation. The suggestion is outrageous.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO5400
<b>Full Name</b>	Mr John Ingleby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Wayside Farm is surrounded by roads that are already over-congested.</p> <p>The Council's policy should include greater provision for small "incubator" business units which could be built together on an existing brownfield site, such as the large lorry park at Sunderlands Yard, off Church Lane, and between the allotments and Alexandra Road houses in Kings Langley.</p>
<b>Include files</b>	<a href="#">Google Maps view of Sunderlands Yard</a>
<b>Number</b>	Question 22
<b>ID</b>	LPIO5487
<b>Full Name</b>	Mr Garrick Stevens
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<b>But</b> - Land should not be removed from Green Belt in anticipation of need – need must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO5558

Full Name	Mr Peter Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	But technology is changing many working practices and we should not sacrifice green belt until we know that the need exists.
Include files	
Number	Question 22
ID	LPIO5813
Full Name	Mr Roy Farrant
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	The plan states that office space demand in Dacorum is reducing, and many offices are already vacant. Yet the plan goes on to say that 18 hectares of office space is required <b>and can only be located south west of Kings Langley</b> , which "appears attractive for offices, because of its proximity to Kings Langley station, bus routes and M25 Junction 20". If that were true, the old Imagination offices to the south of the Home Park Mill Link Road, adjacent to West Herts College, would not be being converted to residential flats. Further, trains are already overfull, regularly carrying more than designed capacity. The M25 around junction 20 is one of the worst on the whole motorway for traffic speed, and the M25 is renowned for being the most crowded in the country. Traffic queues at that junction are already dire for several hours every day. Buses are infrequent, only travel on limited routes, and are reducing in frequency as the bus operators maximise their profits. Thus the supposed attractiveness spoken of in the plan is entirely illusory. On the contrary, 18 hectares of office space will simply worsen the traffic gridlock already experienced daily by those already living and working in and near Kings Langley, as well as building on Green Belt land so that Kings Langley is one step closer to being subsumed into Watford. The plan's requirement for office space in Dacorum would seem to have been miscalculated, and the availability of suitable sites in the borough and in surrounding boroughs must be reassessed.
Include files	
Number	Question 22

<b>ID</b>	LPIO5834
<b>Full Name</b>	Mrs Janet Farrant
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The plan states that office space in Dacorum is reducing with many standing empty. Why then state that 18 hectares of office space in the south west of Kings Langley is required . The transport infrastructure around that area is already full to bursting both road and rail. Traffic gridlock in the area which already happens on a daily basis will be exacerbated. The former Imagination offices are being converted to housing at the present time. The need for office space in Dacorum needs to be rethought and Kings Langley is not a suitable area for any more office space.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO5874
<b>Full Name</b>	Mr Michael Lelieveld
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	We concur with the response provided by Berkhamsted Town Council to this question (being Yes, but....).
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO5901
<b>Full Name</b>	Mr Grahame Partridge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change.
<b>Include files</b>	



<b>Number</b>	Question 22
<b>ID</b>	LPIO5976
<b>Full Name</b>	Ms Fiona Coulling
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Consideration of technological changes, home working and other changes in working behaviours will need to be further considered over the life of the plan.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO6003
<b>Full Name</b>	Mrs Pauline Hughes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	No green belt land should be used for offices and warehouses.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO6025
<b>Full Name</b>	Steve Pitts
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There are offices standing empty in the borough and yet you propose to build commercial property on land belonging to a dairy farm that plays a key role in Kings Langley village whilst maintaining a herd of Jersey cows that is highly unusual in the area. This farm delivers milk, and other produce, to the community whilst keeping the food miles to an absolute minimum which surely seems something worth preserving not destroying.
<b>Include files</b>	
<b>Number</b>	Question 22

<b>ID</b>	LPIO6050
<b>Full Name</b>	Georgina Tregoning
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I am strongly opposed to the proposal to remove Dunsley Farm, Tring, from the Green Belt. This is an inappropriate area for warehousing development, as although it is close to the A41, there is already existing commercial and industrial space at the other end of the town, on Icknield Way. The Dunsley Farm site is at the entrance to Tring, which is an attractive town: to replace the greenfield site with development would be to undermine the principles which the Green Belt was designed to uphold.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO6086
<b>Full Name</b>	Mr Richard Tregoning
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	None required because industrial growth will be in the home and the Re emergence of the Home worker and Cottage Industry noted above
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO6452
<b>Full Name</b>	MR Lee Janaway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Wayside Farm should not be considered for office development. In fact, the large office building, Enterprise House, situated between Kings Langley station and M25, was recently converted to flats. This clearly shows there is not adequate demand for offices in Kings Langley

	village to warrant further office development. There is also additional office space for let in Apsley that remains unoccupied.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO6484
<b>Full Name</b>	Mr Nicholas Ring
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>One part of the report suggests that there will be low demand for new office space in Dacorum whilst saying that Wayside farm in Kings Langley will provide future office needs. The report also suggests that there is a surplus of vacant office space.</p> <p>So if there is a surplus, why is Wayside Farm even being considered?</p> <p>Wayside Farm is greenbelt owned by the people and MUST be kept for the people of Kings Langley.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO6589
<b>Full Name</b>	mrs gillian marin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Wayside Farm is part of the heritage of Kings Langley and hertfordshire. It is one of only 2 remaining dairy farms and should remain as such. It is also on greenbelt land, which should not be used. building more warehouses in Kings langley would remove the village feel and change the character. furthermore, unless the warehouses/offices are going to be occupied by companies paying many executive salaries the workers will not be able to live locally. there are several empty office block around kings langley. these should be used first.</p> <p>the a41 is also gridlocked much of the time. this would need to be addressed.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO6607

<b>Full Name</b>	Mr Patrick Walsh
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The example of Wayside Farm in Kings Langley and its proposed destruction is an affront to the community.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO6638
<b>Full Name</b>	Mr Patrick Walsh
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The plan does not look at the future nature of work, assuming that conventional office work will continue as it is now and earmarking a working farm - Wayside Farm in Kings Langley - suggests that the thinking is hidebound and stuck in the past.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO6645
<b>Full Name</b>	Mrs Victoria Janaway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Development should concentrate on regenerating brown field sites, but there are no brown field proposals from Dacorum BC. These have to be developed first before any Green Belt sites are considered. The character of villages and communities should not be at risk from development when the need is clearly not there.</p> <p>What confidence or guarantee do we have that ensures all available brown field sites are included and developed before Green Belt land is sacrificed? These options have to be exhausted first under current National Planning Policy.</p>

	There are still unoccupied offices and land on the Maylands estate (Diamond Point for instance) and at Leavesden. The recent Housing Association developments have changed the character of Maylands Avenue and there are significant development plots available here including the People Building site which has existing permission for further office building which has not been built due to lack of demand. Could these sites be used for housing development?
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO6655
<b>Full Name</b>	Ms C Oxer
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Wayside Farm defines the edge of the village and shapes its character as a successfully-farmed rural area. Both visually and ecologically, it is a fundamental and important part of Kings Langley village. To re-classify large parts of this to remove it from greenbelt restrictions and build over such a large area would have a tremendous detrimental impact on the rural character of the village, and would also affect those on the other side of the valley who currently benefit from the views of fields.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO6692
<b>Full Name</b>	Mr Nick Hollinghurst
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	For Tring in particular the employment figures for employment units in the town appear too high in view of (a) planned extension of Icknield Way Industrial estate (b) existing and planned employment opportunities not far away in Pitstone (c) accessible employment by train to Milton Keynes and to London and within a reasonable drivetime in Aylesbury, Leighton Buzzard, Dunstable, Luton and Hemel Hempstead.
<b>Include files</b>	

<b>Number</b>	Question 22
<b>ID</b>	LPIO7000
<b>Full Name</b>	mr michael hicks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	small amounts of employment like offices could also be placed inside of the housing areas to boost employment numbers. small science park offices or light could also be mixed in providing separate entrances are provided
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO7112
<b>Full Name</b>	Mr & Mrs Fox
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the ‘Issues &amp; Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG’s responses under our names.</p> <p>BRAG RESPONSE TO Q22 (FULL DOC ATTACHED TO Q46)</p> <p>Question 22</p> <p><i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p>Yes but</p> <p>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change.</p> <p>Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO7323
<b>Full Name</b>	Brian and Heidi Norris
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>We fully understand the need for additional housing in this country, but it should not be to the detriment of towns such as ours. We do not intend to reply to the 46 questions one by one, but support the answers given by the Berkhamsted Citizens' Association and the Berkhamsted Residents Action Group and support Option 1B in the Strategy Plan. Even this number of 600 further homes is, in our view, more than enough, but we understand that is an existing commitment.</p> <p>BRAG response to Question 22 (please note full document is attached to Q46)</p> <p>Question 22</p> <p><i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p>Yes but</p> <p><input type="checkbox"/></p> <p>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change.</p> <p>Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO7554
<b>Full Name</b>	David Reavell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Tring is not a suitable location for large scale industrial or warehouse development
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO7563
<b>Full Name</b>	Fiona Reavell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Tring is not a suitable location for large scale industrial or warehouse development
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO7587
<b>Full Name</b>	Alexander Meikle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I cannot, for the life of me understand why the council is considering building an industrial estate on Wayside Farm. There are still commercial units on Maylands Avenue that are vacant - why do the council think Kings Langley would attract commercial entities if Maylands Avenue are unable to do so?
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO7864
<b>Full Name</b>	Dr Peter Chapman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	bur unpredictable in view of South Wesr Herfordshire Retail and Leisure Study nor being immediately available
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO7948
<b>Full Name</b>	Mr Norman Groves
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	



<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	I would like to confirm that I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. BRAG RESPONSE TO Q22 Land should not be removed from Green Belt in anticipation of need –must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO7997
<b>Full Name</b>	Mr Michael Nidd
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<b>however.....</b>  Land should not be retained, despite the evident lack of demand, as “employment land” in the face of housing land shortage, especially when local employment levels are so high. Dacorum needs more homes far more than it needs more jobs Nor should land be removed from Green Belt in anticipation of need – that need must be proven before making such a change.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO8250
<b>Full Name</b>	Breege Curtis
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<b>Objection 1: Page 60 refers to replacing Wayside Farm (working dairy farm) with an Industrial Estate.</b>  To assist in safeguarding the countryside from encroachment, the development of this site would represent an encroachment into the countryside as well as the quality of the countryside here is relatively high and is important for agriculture. The area is within the

Chiltern Area of Outstanding Natural Beauty as well as a special area of conservation within the protected green belt.

The working farm is part of heritage and ethos of the village of Kings Langley and is very important for food security as well as its extensive usage by the residents of the village. The farm is one of the county's last surviving working dairy farms and nationally one of seven. The farmer has paid to the County any relevant rents payable in accordance with his lease agreement and is actively serving the population of Hertfordshire in terms of his products and services from the farm.

In addition the site is well used for recreation by local residents.

Development of this site would have an impact on views when entering the village from the south.

The site is located within an '18th-19th century enclosure' (Historic Landscape Characterisation) and contains one Listed Building. There could therefore be adverse effects of developing this site on historic & cultural assets.

I would request that the approval is **not** given under any circumstances and other brown field sites are used within Dacorum Council rather than green belt land. The scale of the proposal will result in major outward expansion of the existing built-up area into the Green Belt to the west of the village. The expansion would almost double the size of the existing village. The scale of the development would be out of scale with the size of the existing historical village.

**Objection 2: • Page 47 states Kings Langley has the capacity to only build a further 50 houses (although development on the proposed GREEN BELT plots will be 1,000's)**

**The Green Belt amenities at Wayside Farm and other green belts plots around Kings Langley are irreplaceable:**

Wayside Farm offers a valued landscape to village residents

It has one of only two Jersey cow herds left in Hertfordshire, which yield high quality Raw Milk for local residents and visitors from around the M25

It offers educational visits to local schools to learn about the processes of milk production and animal husbandry  
It offers open fields and pathways within easy reach of Kings Langley for walkers, joggers and dog-owners to access.

Wayside farm has historical significance. The top of the farm near to Rudolph Steiner School was once the location of Queen Eleanor's 13th century Palace. Scheduled ancient monuments are located on Wayside Farm between the A4251 and the canal and these need to be protected.

	<p>Under National Planning Policy Framework 2012 (NPPF) rights of way need to be protected. Wayside Farm has rights of way which are popular with ramblers, and dog walkers. These rights of way are not mentioned in the Dacorum Local Plan, which is misleading.</p> <p>Vehicle access from Wayside Farm during peak hours would be extremely difficult and time-consuming due to the considerable traffic tailbacks on the A41 and A4251 which already exist at peak times.</p> <p>There is a lack of justification for building additional office space in Dacorum due to so many offices already being empty or not fully occupied as well as land designated for employment purposes on established commercial areas such as Maylands Avenue in Hemel Hempstead. Wayside Farm should not be considered for office developments etc.</p> <p>It should be noted that a large office building, Enterprise House, situated between Kings Langley station and M25, was recently converted to flats. There is not adequate demand for offices in Kings Langley village to warrant further office development.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO8253
<b>Full Name</b>	Breege Curtis
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Thank you for consideration and for adding my comments to relevant literature and to oppose building within the protected green belt.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO8445
<b>Full Name</b>	Mr Peter Shell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Because of the above I am not in a position to myself provide detailed answers to all the questions, but have seen the response prepared by BRAG and agree with their comments which should also be regarded as my own.

	<p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LP108544
<b>Full Name</b>	Mrs Sarah Rees
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LP108571
<b>Full Name</b>	Helen & Stuart Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

Your response - Please add your response here	<p>The Berkhamsted Residents Action group have responded in full to the issues and options consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation the we wish DBC to duplicate BRAG's responses under our name.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
Include files	
Number	Question 22
ID	LPIO8620
Full Name	Spencer Holmes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
Include files	
Number	Question 22
ID	LPIO8636
Full Name	Mr Peter Curtis
Company / Organisation	
Position	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Objection 1: Page 60 refers to replacing Wayside Farm (working dairy farm) with an Industrial Estate.</b></p> <p>I would like to express my concerns and objections to you with regards to proposed development on green belt land around Kings Langley despite a similar rejection in 2009 for a similar building plan on a working farm. <b>The area in question is Wayside Farm in Kings Langley (Site, KL-H3)</b></p> <p>To assist in safeguarding the countryside from encroachment, the development of this site would represent an encroachment into the countryside as well as the quality of the countryside here is relatively high and is important for agriculture. The area is within the Chiltern Area of Outstanding Natural Beauty as well as a special area of conservation within the protect green belt.</p> <p>The working farm is part of heritage and ethos of the village of Kings Langley and is very important for food security as well as it extensive usage by the residents of the village. The farm is one of the county's last surviving working dairy farms and nationally one of seven. The farmer has paid to the County any relevant rents payable in accordance with his lease agreement and is actively serving the population of Hertfordshire in terms of his products and services from the farm.</p> <p>In addition the site is well used for recreation by local residents.</p> <p>Development of this site would have an impact on views when entering the village from the south.</p> <p>The site is located within an '18th-19th century enclosure' (Historic Landscape Characterisation) and contains one Listed Building. There could therefore be adverse effects of developing this site on historic &amp; cultural assets.</p> <p>I would request that the approval is <b>not</b> given under any circumstances and other brown field sites are used within Dacorum Council rather than green belt land. The scale of the proposal will result in major outward expansion of the existing built-up area into the Green Belt to the west of the village. The expansion would almost double the size of the existing village. The scale of the development would be out of scale with the size of the existing historical village.</p>

Objection 2: • **Page 47 states Kings Langley has the capacity to only build a further 50 houses (although development on the proposed GREEN BELT plots will be 1,000's)**

**The Green Belt amenities at Wayside Farm and other green belts plots around Kings Langley are irreplaceable:**

Wayside Farm offers a valued landscape to village residents  
 It has one of only two Jersey cow herds left in Hertfordshire, which yield high quality Raw Milk for local residents and visitors from around the M25  
 It offers educational visits to local schools to learn about the processes of milk production and animal husbandry  
 It offers open fields and pathways within easy reach of Kings Langley for walkers, joggers and dog-owners to access.  
 Wayside farm has historical significance. The top of the farm near to Rudolph Steiner School was once the location of Queen Eleanor's 13th century Palace. Scheduled ancient monuments are located on Wayside Farm between the A4251 and the canal and these need to be protected.  
 Under National Planning Policy Framework 2012 (NPPF) rights of way need to be protected. Wayside Farm has rights of way which are popular with ramblers, and dog walkers. These rights of way are not mentioned in the Dacorum Local Plan, which is misleading.  
 Vehicle access from Wayside Farm during peak hours would be extremely difficult and time-consuming due to the considerable traffic tailbacks on the A41 and A4251 which already exist at peak times.  
 There is a lack of justification for building additional office space in Dacorum due to so many offices already being empty or not fully occupied as well as land designated for employment purposes on established commercial areas such as Maylands Avenue in Hemel Hempstead. Wayside Farm should not be considered for office developments etc.  
 It should be noted that a large office building, Enterprise House, situated between Kings Langley station and M25, was recently converted to flats. There is not adequate demand for offices in Kings Langley village to warrant further office development.  
 I thank you for consideration and for adding my comments to relevant literature to avoid the land being used for housing

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LP108667
<b>Full Name</b>	MRS G RUSSELL
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>No</p> <p>1- There is no pressing need for additional employment land on the Green Belt at Dunsley Farm at Tring, SW of Kings Langley, nor east of A41 at Two Waters. This is definitely not a case of exceptional circumstances.</p> <p>2- There are already a lot of empty office.</p> <p>3- Need more opportunities for home-working, for small enterprises, and local clusters of small businesses.</p> <p>4- There is definitely no need to take Wayside Farm at Kings Langley, which is a successful business and provides food locally, and will be hugely appreciated once we leave the EU.</p> <p>5- The economy is slowing.</p> <p>6- Creation of employment opportunities should be concentrated in the north of the country, not in the over-developed south.</p> <p>No</p> <p>1- Definitely not Wayside Farm – see response to Q21</p> <p>2- Dunsley Farm at Tring should also be kept, as it is part of the character of Tring, and on the key southern approach to Tring.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LP108734
<b>Full Name</b>	Mrs Pat Berkley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I/we request you accept this as confirmation that I/we wish DBC to duplicate BRAG's responses under my/our name.</b></p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>



<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO8768
<b>Full Name</b>	gregory lee
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Building green belt will only further reduce the possibility for a decent level of work/life balance. Other sites should be considered a lot more stringently before the green belt so the jobs growth is side by side with a healthy nation.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO8833
<b>Full Name</b>	Mr Lawrence Sutton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO9005
<b>Full Name</b>	David Johnson
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<b>Yes</b> but land should not be removed from Green Belt in anticipation of need – must be proven before making such a change.
Include files	
Number	Question 22
ID	LPIO9024
Full Name	Mrs Susan Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<b>Yes</b> but land should not be removed from Green Belt in anticipation of need – must be proven before making such a change.
Include files	
Number	Question 22
ID	LPIO9767
Full Name	Aly MacLean
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p>BRAG response to Question 22 (please note full document is attached to Q46)</p>

	<p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO9815
<b>Full Name</b>	Mr Paul Wardle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</b></p> <p><b>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO9906
<b>Full Name</b>	Jason Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<b>Office Development On Greenbelt Land</b> – I understand part of the development on the greenbelt sites is for offices and I assume this is to support the Government's National Planning Policy Framework to "Support development which encourages economic growth and the creation of sustainable communities." I fail to see how the building of offices on Greenbelt land supports this. There are a lot of vacant offices in Dacorum and the surrounding area so adding more vacant buildings to replace Greenbelt land does not support economic growth. Businesses are struggling to move to this area because the transportation infrastructure is not adequate to sustain a consistent workforce. Surely a better, longer term plan is to utilise vacant properties rather than developing Greenbelt land
Include files	
Number	Question 22
ID	LPIO9990
Full Name	mr Kevin Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
Include files	
Number	Question 22
ID	LPIO10038
Full Name	Jill Mewha

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
Include files	
Number	Question 22
ID	LPIO10107
Full Name	Melanie Frankel
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p>

	<ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO10155
<b>Full Name</b>	Natalie Crane
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO10212
<b>Full Name</b>	Mr Tim Beeby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as</p>

	<p>confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO10259
<b>Full Name</b>	John and Jane Beeley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>....</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22

<b>ID</b>	LPIO10309
<b>Full Name</b>	Kathleen Lally
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am writing in response to the latest plan for housing development in Berkhamsted, most of which suggests an excessive and impractical number of new houses. I have read your Local Plan 2017 and I have read the reply of Berkhamsted Residents' Action Group (BRAG) and agree that <u>Option 1B is the only option acceptable</u>.</p> <p>I agree entirely with the BRAG response to your plan.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO10357
<b>Full Name</b>	J&P Savage
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Secondly, the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p>



	<ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO10423
<b>Full Name</b>	Mr Daniel Parry
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO10472
<b>Full Name</b>	David Burbidge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, <b><u>I request you accept this as</u></b></p>

	<p><b><u>confirmation that I wish DBC to duplicate BRAG's responses under my name</u></b></p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO10522
<b>Full Name</b>	Mr Stephen Doughty
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>I would however like to make a few specific comments.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO10570
<b>Full Name</b>	Mr Roger Petts
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO10617
<b>Full Name</b>	Simon Chilton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22

<b>ID</b>	LPIO10667
<b>Full Name</b>	Sally and David Williams
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please register as support for BRAG's submission.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO10715
<b>Full Name</b>	Mrs Jenny Jenkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to emphasise a few of the most important points within that response that I strongly agree with:</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	

Number	Question 22
ID	LPIO10808
Full Name	Grant Imlah
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Moreover i am aware that The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
Include files	
Number	Question 22
ID	LPIO10861
Full Name	Sheila Dawkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I have studied the above plan, accessed the BRAG website, and attended the Berkhamsted Citizens Association Visioning Evening on 15 November and the Berkhamsted Town Council presentation on 22 November.</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to</p>

	<p>take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO10909
<b>Full Name</b>	Jean Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	But land should not be removed from Green Belt. Land should only be allocated in the context of an integrated strategic plan and take into account as far as possible were employment is likely to be required and any changes in employment type in the area. The plan should include strategies for encouraging employment in the area.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO10958
<b>Full Name</b>	Christopher Stafford
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p>

	<p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO11009
<b>Full Name</b>	Mrs Patti Whittle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO11055
<b>Full Name</b>	J M Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	But land should not be removed from Green Belt. Land should only be allocated in the context of an integrated strategic plan and take into account as far as possible were employment is likely to be required and any changes in employment type in the area. The plan should include strategies for encouraging employment in the area.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO11136
<b>Full Name</b>	Cally Emmas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<b>Yes but</b> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO11183
<b>Full Name</b>	Mr Neil Aitchison
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes subject to infrastucture
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO11230
<b>Full Name</b>	Jon Rollit
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes



<p><b>Your response - Please add your response here</b></p>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 22</p>
<p><b>ID</b></p>	<p>LPIO11280</p>
<p><b>Full Name</b></p>	<p>Kate Locke</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>Yes</p>
<p><b>Your response - Please add your response here</b></p>	<p>In addition I would reiterate the extensive points made in the BRAG response to the 'Issues &amp; Options' consultation. I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. The Berkhamsted Residents Action Group (BRAG) has responded in full.</p> <p>In addition, I like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 22</p>
<p><b>ID</b></p>	<p>LPIO11368</p>

Full Name	Ms Lorraine Gilmore
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>BRAG has responded in full to the 'Issues &amp; Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish Dacorum Borough Council (DBC) to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasise some of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
Include files	
Number	Question 22
ID	LPIO11417
Full Name	Conian
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I am writing in response to the current consultation to register my views on the proposals.</p> <p>As the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and to avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response, to add some of my own comments.</p> <p>....</p>

	<p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO11526
<b>Full Name</b>	Ms Eliza Hermann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I disagree with the proposal to release Green Belt land for jobs growth (office, industrial and warehouse uses). There is insufficient evidence to conclude that this additional employment space is necessary, and in any case, anticipating potential future need does not constitute the "exceptional circumstances" that would justify removing these parcels of land from the Green Belt.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO11606
<b>Full Name</b>	Janet and James Honour
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p>

	<p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO11761
<b>Full Name</b>	Edmund Hobley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues &amp; Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG’s responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</b></p> <p>...</p> <p><b>Brag Response to question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO11863
<b>Full Name</b>	Councillor Alan Anderson
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Object strongly to designating or long term earmarking the land at Wayside Farm for commercial development on the following grounds:</p> <ol style="list-style-type: none"> <li>1 The different kind of development should not be allowed (is not a special circumstance) to over-rule Green Belt consideration.</li> <li>2 As admitted in the consultation, and as demonstrated by the vacancy/redevelopment of office-space adjacent at Home Park, there is extremely low demand for office-space. (And one would not want to impinge on the development of Maylands.)</li> <li>3 If the Green Lane site fails to attract office-space development, as would seem likely due to the same lack of demand, that would not be a reason to designate it at Kings Langley.</li> <li>4 As attractive as the location may appear, it is actually already affected by severe traffic congestion and further away from the railway station than a reasonable walk.</li> </ol>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO11911
<b>Full Name</b>	Janet Mason
<b>Company / Organisation</b>	Berkhamsted Town Council
<b>Position</b>	Town Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Land should not be removed from the Green Belt in anticipation of need – need must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO12059
<b>Full Name</b>	David Wilyman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 22. Please note full document is attached to Question 46</p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO12150
<b>Full Name</b>	Ray Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p> <p>Standard BRAG response to Question 22. Please note full document is attached to Q46.</p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	

Number	Question 22
ID	LPIO12214
Full Name	Douglas & Christina Billington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
Include files	
Number	Question 22
ID	LPIO12293
Full Name	Richard Frankel
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 22. Please note full document is attached to Question 46.</p>

	<p><b>Question 22</b> Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO12356
<b>Full Name</b>	Mr Brian Kazer
<b>Company / Organisation</b>	Tring in Transition
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>No.</b> We strongly disagree with the rationale of para 7.3.4, “This would mean removing land from the Green Belt ... east of the A41 at ... Dunsley Farm in Tring. We consider that the need for additional employment land justifies such changes to the Green Belt in these areas.” Because of the inclusion of warehousing proposed for this site, which is inappropriate. We do, however, support Tr-h5 for Starter Homes, affordable housing, sheltered housing, and care home.</p> <p>There are a number of reasons. The SW Herts Economic Study February 2016 contains a large number of sites in appendix E not assessed to date. Bourne End, which was assessed, is identified as having some space and is close to A41, but is excluded from the proposal on provision of additional warehousing jobs. The option to negotiate with AVDC re warehousing at College Road North 2 miles from Tring is flagged elsewhere in our response.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO12372
<b>Full Name</b>	ms rona morris
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Greenbelt should not be used in anticipation of such a need. Should only be last resort.



Include files	
Number	Question 22
ID	LPIO12437
Full Name	Judy Halden
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 22. Please note full document is attached to Question 46.</p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
Include files	
Number	Question 22
ID	LPIO12485
Full Name	Meenakshi Jefferys
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p>

	<p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LP1012532
<b>Full Name</b>	Mrs Jane Barrett
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response for Question 22. Please note full document is attached to Question 46.</p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LP1012581
<b>Full Name</b>	mr paul healy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO12631
<b>Full Name</b>	Merrick Marshall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasise just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	

Number	Question 22
ID	LPIO12680
Full Name	Monika & Casper Gibilaro
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under our name</b></p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
Include files	
Number	Question 22
ID	LPIO12728
Full Name	Lorna Ginn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Here are my comments on the new Local Plan</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p>

	<p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO12777
<b>Full Name</b>	Mr Raymond Phipps
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I wish to comment as follows to the Strategic Options Consultations. In general I follow the comments made by BRAG.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO12824
<b>Full Name</b>	Ingrid Carola McKenna
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in</p>

	<p>the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>In addition, I draw attention to some of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LP1012872
<b>Full Name</b>	Mr Stephen Lally
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Rather than repeat the BRAG response, with which I completely agree, I will highlight some key points that are important to me.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LP1012926
<b>Full Name</b>	Jon Whittle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO12975
<b>Full Name</b>	Edward Keane
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO13024
<b>Full Name</b>	Bettina Deuse
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</p> <p>...</p> <p><b>BRAG response to question 22 below (full BRAG response see question 46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO13077
<b>Full Name</b>	Mr Paul Tinworth
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I wish to express my full agreement with the response from the Berkhamsted Residents Action Group regarding Dacorum's Local Plan.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p>



	<p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO13125
<b>Full Name</b>	Hilary Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues &amp; Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG’s responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</b></p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO13191
<b>Full Name</b>	Mr J G Botha
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Wayside Farm should not considered for office space as it would mean in the mornings and evenings Kings Langley residents would not be able to get in or out of the village as the
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO13224
<b>Full Name</b>	Mrs Irene McGregor
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Green belt consideration should not be overruled. If other business parks failed it does not provide justification for developing one in Kings Langley area.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO13295
<b>Full Name</b>	P. W. Spooner
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	If new houses are built nearer to Industrial and Commercial centres the extra traffic generated by new houses would not add to the congestion and as a bonus there would be less car miles.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO13390
<b>Full Name</b>	Mrs Christine Mitchell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	But under no circumstances should green belt be built on

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO13391
<b>Full Name</b>	Mr Alan Mitchell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	But under no circumstances should green belt be built on
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO13459
<b>Full Name</b>	Mrs Catherine Imber
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response</p> <p>Land should not be removed from Green Belt in anticipation of need. The speed of technical change may alter needs and such decisions should therefore be delayed until the need is critical.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22

<b>ID</b>	LPIO13507
<b>Full Name</b>	Deborah Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO13562
<b>Full Name</b>	Mr Alan O'Neill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p>

	<p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO13615
<b>Full Name</b>	Sue O'Neill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO13677
<b>Full Name</b>	Tim Uden
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<p><b>Your response - Please add your response here</b></p>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 22</p>
<p><b>ID</b></p>	<p>LPIO13742</p>
<p><b>Full Name</b></p>	<p>Edward Hatley</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>Yes</p>
<p><b>Your response - Please add your response here</b></p>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request that you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<p><b>Include files</b></p>	

Number	Question 22
ID	LPIO13792
Full Name	Mr Roger Didham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
Include files	
Number	Question 22
ID	LPIO13847
Full Name	Alex Dann
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p>

	<p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO14017
<b>Full Name</b>	Danny Jennings
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I would like to register our joint support of the opinions of Berkhamsted Town Council, Berkhamsted Residents Action Group and the Berkhamsted Citizens Association regarding Dacorum's Local Plan.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO14066
<b>Full Name</b>	Mr John Goffey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes



<p>Your response - Please add your response here</p>	<p>In order to avoid duplication, we request that DBC consider this response as supportive of all the points raised by Berkhamsted Residents Action Group (BRAG) in their comprehensive response to the DBC <i>Issues and Options</i> document. We would, in addition, like to add the following points concerning Question 33 of the above document.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 22</p>
<p><b>ID</b></p>	<p>LPIO14114</p>
<p><b>Full Name</b></p>	<p>Sue Elleray</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>Yes</p>
<p>Your response - Please add your response here</p>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO14165
<b>Full Name</b>	Mr Richard White
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I disagree with the Dacorum Local Plan proposals for the reasons stated in the BRAG response</b></p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO14307
<b>Full Name</b>	Ms Vicky Tattle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before</li> </ul>

	making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO14394
<b>Full Name</b>	Ray Tattle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO14443
<b>Full Name</b>	Giselle Okin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p>

	<p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO14492
<b>Full Name</b>	Mr David Griffin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><i>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</i></p> <p><i>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</i></p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO14746
<b>Full Name</b>	Mr John Hislam
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Of lesser regional impact is the loss of employment due to the closure of Bovington Brickworks. Over 40 lost their jobs due, it is locally understood by the failure to obtain wayleave over manorial waste. Manorial waste is an anachronism in today's society and should be abolished. However, the point I make is that there appears little local planning for new industrial venture. There are plenty of small pockets of land being used by small businesses, but would it not be better to plan an area for such development in order to save precious green belt?
Include files	
Number	Question 22
ID	LPIO14769
Full Name	Ms Paula Farnham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has (or will be) responded (ing) in full to the 'Issues &amp; Options' consultation. I could make similar comments in response, but in order to make this simple, please accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p>However, I would like to take this opportunity to emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
Include files	
Number	Question 22
ID	LPIO14811
Full Name	Steve Baker
Company / Organisation	CPRE - The Hertfordshire Society

Position	Planning Manager
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	The proposed locational approach to providing for future jobs growth includes the allocation of three sites in the Green Belt: South west of Kings Langley for office development (as a reserve if insufficient new offices space is built at the Green Lane site at Hemel Hempstead); and east of the A41 at Two Waters and Dunsley Farm in Tring for industrial and warehousing. The Council considers that the need for additional employment land justifies the loss of Green Belt. The need for jobs is not an “exceptional circumstance” to justify using Green Belt land for employment use.
Include files	
Number	Question 22
ID	LPIO14840
Full Name	Bev Mckenna
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues &amp; Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, please take this as confirmation that I wish DBC to duplicate BRAG’s responses under my name.</b></p> <p><b>In addition, I draw attention to some of the most important points within that response</b></p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
Include files	

<b>Number</b>	Question 22
<b>ID</b>	LPIO14887
<b>Full Name</b>	Mr Michael Curry
<b>Company / Organisation</b>	Tring Town Council
<b>Position</b>	Town Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>In a sense, at the macro level, there is no disagreement with the proposed approach to accommodate future <u>jobs</u>, but the proposed emphasis on industrial and, in particular warehousing, is wrong (See Q21 above).</p> <p>More sustainable growth would be achieved at Dunsley Farm through commercial and light industrial/high tech businesses. This would also be more appropriate to the town gateway site.</p> <p>Tring School, the second largest secondary school in Hertfordshire, received a good rating in its most recent Ofsted inspecting, with an outstanding rating for 16 to 19 study programmes; it is an excellent source of local skills.</p> <p>[Response to Q21: The conclusion of Regeneris's report 'South West Hertfordshire Economic Study' begins with a section entitled "An area with high growth potential" and the summary states:</p> <p><i>9.42 The Economy Study has considered a number of scenarios for the future growth of South West Herts. All of these point to a high level of growth which is above the national average. This reflects the strong economic performance of South West Herts, which has been driven by its transport connections, access to London and highly skilled labour market.</i></p> <p>The source of growth is "a significant increase in demand for office space". Whilst it is recognised that Dacorum is not starting from the best base, its transport links, location, new methods of working, local further education providers and lower costs relative to London can present an attractive package.</p> <p>Section 7.2 Issue 13 appears to pay lip service to these opportunities for commercial growth and opt for an easy option of providing warehouse space (for which there is a demand) but this will only create a relatively low number of poorly paid jobs whilst being 'land hungry'</p> <p>In the rush for houses, commercial provision is being neglected and this is not helped by the 'prior approval' process. Opportunities for smaller business parks should be sought as well as large site– the extension to the Icknield Way Industrial Estate in LA5 is an example and Tr-h5 Dunsley Farm, both close to the A41 with rail transport also available.</p> <p>The take-up of units in the Maylands Business Centre demonstrates what can be achieved.]</p>

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO14943
<b>Full Name</b>	Malcolm and Jill Allen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, I/we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO14992
<b>Full Name</b>	Mr Clive Freestone
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take</p>



	<p>this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO15042
<b>Full Name</b>	Mr & Mrs D A Simmons
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. We request you accept this summary as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>We would like to take this opportunity to emphasize a few of the most important points within that response, <b><i>in particular our response to Q25.</i></b></p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO15131
<b>Full Name</b>	Simon Foster Monique Bos
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We object to Paragraph 7.3.3 of the consultation document which proposes up to 5 hectares of industrial and warehouse development on Land at Dunsley Farm in Tring (Site Reference TR-H5). Such a designation would be wholly unacceptable for this site which contains significant policy and other constraints, including the following:-</p> <ul style="list-style-type: none"> <li>• Is in the Green Belt, where there is a presumption against '<i>inappropriate development</i>'. Industrial and warehouse development is defined as inappropriate development and should not be permitted</li> <li>• Is in an area of acknowledged 'Landscape Sensitivity'</li> <li>• Is adjacent to Pendley Manor, which is a Listed Building and has a Locally Registered Park and Garden</li> <li>• Contains a Local Wildlife Site</li> <li>• Is located adjacent to Tring Park</li> <li>• Would affect the setting of the Area of Outstanding Natural Beauty</li> <li>• The natural meadows and the land is part of the Tring community and also includes some historic and natural apple orchards which are an important part of Tring tradition</li> <li>• The land is widely used for leisure by local residents being used by locals to walk their dogs and for visitors for general exercise.</li> <li>• The natural meadows are home to extensive existing wildlife including squirrels, rabbits, foxes and many types of birds</li> <li>• The farm is a tranquil and fitting entrance to the town of Tring before reaching the built up area. Removing it will change and spoil the view of Tring when you enter our market town dramatically.</li> <li>• The Farm is one of the few working livestock farms in the vicinity of the Town, with the land being used traditionally and naturally for the livestock. There are many other fields either dormant or with crops in them that are much less valuable in terms of scenery and surroundings.</li> <li>• The farm shop and Tring brewery both based on the site of the Farm are key parts of Tring Town structure and society and both would be lost.</li> </ul> <p>We concerned about the robustness of the Landscape Appraisal document prepared by Arup which is being used by the Council in its evidence base, which states that land at Dunsley Farm has a 'medium' landscape sensitivity to residential Development. We request that the landscape sensitivity is re- examined, because the site is directly adjacent to the Chiltern Hills AONB and Tring Park and its development for housing and industry will result in significant detrimental impact on the AONB.</p>

	<p>We are also very concerned by the statement in the Arup report that the development of the site could “potentially be used to enhance the approach to the town at London Road”. Dunsley farm as a working livestock farm at the entrance to Tring is an intrinsic part of the character of the Town given the farm has been there for many years. Given much of the other land around Tring and surrounding areas is far from active farmland it would seem scandalous to lose this.</p> <p>It is important to note that the other locations proposed by the Council for industrial and warehouse development are to the east of the A41 at Two Waters in Hemel Hempstead and at Maylands Gateway. These are locations where it would be expected industrial development to be located. They are very different in character to land at Dunsley Farm in Tring. The photographs below show the natural beauty and rural nature of the land at Dunsley Farm, which is quite unsuitable for industrial and warehouse development.</p> <p><i>See attached Photographs showing the tranquil and natural beauty of the land at Dunsley Farm</i></p>
<b>Include files</b>	<a href="#">Simon Foster - Images Original - Issues and Options Response FINAL (6 Dec 2017.).pdf (1)</a>
<b>Number</b>	Question 22
<b>ID</b>	LP1015269
<b>Full Name</b>	Caroline Manson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I would like to register my views on the current consultation regarding the proposed developments in Dacorum and in particular Berkhamsted, where I have been a resident for over 20 years.</p> <p>I am attaching the more detailed comments compiled by the Berkhamsted Residents Action Group, which I fully support.</p> <p>Thank you for your consideration of my views and I hope that you will make a decision which protects the current character of our beautiful Market Town.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22: <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></b></p>

	<p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO15321
<b>Full Name</b>	Mr Alan Conway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has already responded to the Issues &amp; Options Consultation. I have studied their comments and confirm that I support the arguments put forward in their submission.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO15370
<b>Full Name</b>	Sue Wolstenholme
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I write in support of the submission made by the Berkhamsted Residents Action Group who have written and represented very clearly the views of many Berkhamsted Residents.</p>

	<p>Standard <b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO15432
<b>Full Name</b>	Nick Hanling
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and I have attached their reponse which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO15480
<b>Full Name</b>	Sarah and Nigel Tester
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and I have attached their reponse which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO15536
<b>Full Name</b>	Miss Tanya Assarat
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept the attached document of this as confirmation and that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change</li> </ul>

	may alter needs and decision should therefore be delayed until need is imminent
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO15585
<b>Full Name</b>	Melanie Llewellyn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am writing to support the submissions by The Berkhamsted Town Council, the Berkhamsted Residents Action Group and The Berkhamsted Citizens Association opposing further development in Berkhamsted.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO15652
<b>Full Name</b>	Mr James Honour
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have attended the presentation and have read the Berkhamsted Residents Action Group response to the questions posed.</p> <p>I can agree with all their extensive points and request that you accept this as confirmation i wish to duplicate their responses under my name.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p>

	<p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO15711
<b>Full Name</b>	Mark Pawlett
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Please see attached a report provided by the Grove Road Residents Association. I can confirm that I am a member and as such support this document.</b></p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO15759
<b>Full Name</b>	Maria & Colin Sturges
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	



<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I believe the proposed Local Plan lacks vision and fails to keep the character of Dacorum. Less than 6 months ago (16th July) the previous 25 year plan was approved and that took 10 years in the making, and now we are being asked to approve a new plan having just agreed to an additional 500 houses in Tring. If the worst case scenario of the plan were to take place this would result in a 60% increase of the town of Tring. I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town...</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO15806
<b>Full Name</b>	David Kerrigan
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	I fully endorse the BRAG submission on this, which is worth pointing out as I have not answered some questions, and have bundled answers to others under what seems to be the most critical one – Question 40 eliciting support or otherwise for Option 1B.

	<p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO16011
<b>Full Name</b>	Charlotte Ryan-Elliott
<b>Company / Organisation</b>	Kier Property
<b>Position</b>	Planner`
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>4.5 As set out on Page 58 of the I&amp;O "Dacorum is not a commercially attractive location for new office development and almost no new offices have been built recently." Accordingly, we consider that underutilised sites, which have been left vacant, such as that of Kier Park, should be redeveloped to contribute to the pressing need for housing rather than being retained for a use which is stagnant, if not declining. Warehousing and Industrial uses are not appropriate for the Kier Park site given the proximity to existing residential uses and as such the employment allocation does not serve a purpose. The vacant nature of the site demonstrates the lack of appetite for employment uses in this location. Furthermore, the Council wish to see height in this location, as detailed in the appended pre-application response letter, due to the site's function as a gateway site. Accordingly, height is most achievable by bringing forward a residential scheme, rather than retaining the employment allocation whereby warehousing / industrial uses are the alternative.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO16064
<b>Full Name</b>	Dave Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find the attached document describing issues and options that I and many other residents of Tring have addressed regarding housing development</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO16118
<b>Full Name</b>	Helen and Aaron Talbot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We attach the report commissioned by Grove Fields Residents Association which we believe should be taken into consideration with regards to proposed plans for increased housing for Tring. We are a small town and the plans for huge new housing developments (some on Green Field sites) should be considered in the light of this.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p>

	<p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO16177
<b>Full Name</b>	Stuart Mcgrory
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached report which I fully endorse. There seems to be a complete lack of vision in the proposals and lack of concern about what it will do to the infrastructure of the town.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22

<b>ID</b>	LPIO16234
<b>Full Name</b>	Stuart Mears
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I write in regards to your "Issues and Options Consultation Local Plan to 2036".</p> <p><b>I fully support the analysis and conclusions of the Issues and Options Response prepared by the Grove Fields Resident Association.</b></p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO16295
<b>Full Name</b>	Kitty Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>please find the attached report written on mine and other residents request.</b></p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p>

	<p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO16357
<b>Full Name</b>	Aaron Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I support GFRA responses see below.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO16404
<b>Full Name</b>	Ruth and Stephen Wright
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</b></p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO16470
<b>Full Name</b>	Andrew Yeomans
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>I endorse the attached reports from the Chiltern Countryside Group and the Grove Fields Residents Association, regarding the local plan consultation.</b></p>

	<p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO16546
<b>Full Name</b>	Ian Emmas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Question 22</b>     <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <p>. Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO16683
<b>Full Name</b>	Katie Parsons
<b>Company / Organisation</b>	Historic England



<b>Position</b>	Historic Environment Planning Advisor
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The historic environment is an important part of the Borough's employment, retail and tourism sectors, contributing to attractive, locally distinct places people want to visit, work and shop. The consultation document does not refer to the historic environment within the economy chapter. It is recommended that the role the historic environment has to play in economy and the opportunity for growth it provides and how it reinforces local character is better recognised.</p> <p>The Local Plan should ensure that new employment and tourism related site allocations are sustainably located and avoid harm to heritage assets and their settings, while existing sites and facilities are carefully managed. Addressing visitor management issues, particularly access and travel issues, needs to be sensitive to the historic environment.</p> <p>The Local Plan should ensure that new retail sites are sustainably located and avoid harm to heritage assets and their settings, while town and local centres are enhanced and carefully managed. Increasing the diversity of uses of uses within town centre locations can be beneficial to the historic environment if handled carefully, by allowing for a more active and vibrant centre. We would advise caution in relation to increasing out of town retail provision as this can often have a negative impact upon the vitality and viability of town and local centres, which can have associated adverse effects for the historic environment (e.g. Vacant units, dilapidated buildings and public realm etc.).</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO16686
<b>Full Name</b>	Katie Parsons
<b>Company / Organisation</b>	Historic England
<b>Position</b>	Historic Environment Planning Advisor
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We have no comments on the suggested spatial approach to employment locations and developments, although care will need to be taken to avoid sites that harm the significance of heritage assets.</p>
<b>Include files</b>	
<b>Number</b>	Question 22

<b>ID</b>	LPIO16829
<b>Full Name</b>	Jon G. Wright Dawn Sanders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>As a member of the Grove Field Residents Association, I am in broad agreement with their conclusions.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO16897
<b>Full Name</b>	Jan Mcgrory
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Having read the document submitted by the grove fields residents association, I concur whole heartedly with its findings</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with</p>

	<p>Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO16985
<b>Full Name</b>	Chris Pike
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please register my support for this report by Grove Fields Residents Association.</p> <p>I support this whole heartedly.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17042
<b>Full Name</b>	Jade Holmes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17099
<b>Full Name</b>	Grahame Senior
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I support and endorse the views expressed in the attached document as a member of GFRA</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p>

	<p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17138
<b>Full Name</b>	D. Phillips
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I fully concur with the comments attached from BRAG. The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid fill repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17204
<b>Full Name</b>	Watford Borough Council
<b>Company / Organisation</b>	
<b>Position</b>	Principal Planning Officer
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Questions 20 and 22.</p> <p>The Council agrees in principle with the overall approach to employment and office uses land and types of employment as set out. It will be important to consider the infrastructure within, and in between, nearby settlements which will support the employment needs in the local area and enable businesses to also benefit from other employment areas that may be located on other sites nearby or in the wider area.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17232
<b>Full Name</b>	Debbie Crooks Pam Moss
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17289
<b>Full Name</b>	Margaret and Andrew Pike
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>We wish to object most strongly to the plan to build any more dwellings in Berkhamsted and fully support all the arguments that the Berkhamsted Residents Action Group (BRAG) have put forward.</b></p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17346
<b>Full Name</b>	Mr David Parker
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</b></p> <p>...</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic</p>

	<p>and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17398
<b>Full Name</b>	Lesley Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 22 below (copy of full response attached to question 46)</p> <p><b><i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></b></p> <p><b>Yes but</b></p> <p>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent and proven</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17453
<b>Full Name</b>	Sara Bell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	



Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I believe you have already received the attached from planning consultants on behalf of the Grove Fields Residents Association. As a community member strongly opposed to the suggested development, I felt it necessary to re-send the report with my own comments on the matter.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17512
<b>Full Name</b>	Emma Talbot
<b>Company / Organisation</b>	The Little Cloth Rabbit
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Please find attached a report (GFRA) about the proposed development of Tring.</b></p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for</p>

	<p>industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p> <p>...</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17560
<b>Full Name</b>	MR DAVID BROWN
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 22 below (copy of full response attached to question 46)</p> <p><b><i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></b></p> <p><b>Yes but</b></p> <p>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent and proven</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17619
<b>Full Name</b>	Paul Hembury
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I am writing to express my concern over the proposed development of Tring as set out in the

	<p><b>Issues and Options Consultation Local Plan to 2036. The attached report (GFRA) by Next Phase Planning &amp; Development details my concerns comprehensively.</b></p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17693
<b>Full Name</b>	Michael and Jill Sanders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>As Members of the Grove Fields Action Group we have commissioned the attached report, at great expense, which indicates how strongly we feel about these proposals. This report sets out in great detail our concerns, far more eloquently than we could do ourselves.</b></p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for</p>

	<p>industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17742
<b>Full Name</b>	Diana Woodward
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have read the submissions made to you by the Berkhamsted Citizens Association and the Labour Party, and would like to endorse the views they express.</p> <p>BCA response to Question 22 below - full document attached to Question 46</p> <p><b><i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent and proven.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17798
<b>Full Name</b>	John and Helen Osborne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</b></p>

	<p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17856
<b>Full Name</b>	David and Jane Elsmore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</b></p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards</p>

	Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO17914
<b>Full Name</b>	Dave Davies
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Please find attached a reports commissioned by a residents association (GFRA) challenging the current plans for additional building in the Tring area.</b></p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO18023
<b>Full Name</b>	mr Richard Lambert
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I wanted to quickly summarise how I feel about your plans for the redevelopment of Tring. I visited the recent Public Consultation event held at the Pendley Manor Hotel and had a conversation with a number of people from Dacorum there. The attached document deftly sets out the detailed views, but in summary (GFRA DOCUMENT), my own views can be summarised in a handful of bullet point.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO18094
<b>Full Name</b>	Mr Graham Bright
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached the response from the Grove Fields Residents Association, which I fully endorse.</p> <p>My personal position, in summary is as follows:</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic</p>

	<p>and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LP1018151
<b>Full Name</b>	Peter and Cathy Davidson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Further opinions and ideas are given in Grove Fields Consultants report attached</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22



<b>ID</b>	LPIO18208
<b>Full Name</b>	Nicky and Dave Hulse
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please see attached the Grove Fields Residents Association's responses to the proposed developments in Tring, which we concur with and of which we are a member</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO18261
<b>Full Name</b>	Gail Skelton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am writing as a member and in support of BRAG to voice my concerns over the latest building proposal to my home town. However I have to confess that I usually have the cynical opinion that this will count for very little and to this extent, I sincerely hope that I am proved wrong.</p>

	<p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO18321
<b>Full Name</b>	Terry and Jennifer Elliott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We are members of the Grove Fields Residents Association and as such support their recommendations.</p> <p>We are writing in our own capacity as long term residents, (one of us being a local teacher for over 30 years), to add our personal comments regarding the proposed increase in housing in Tring, as a result of the published Strategic Planning Options for the area.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO18461
<b>Full Name</b>	Mrs Wendy Mclean
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Hardly any requirement for office space. You are proposing to earmark Kings Langley farmland to become an industrial site. This hardly suggest you are mindful of retaining the character of the village. It would be completely spoilt. As I understand it there was an agreement that lorries use the A41 bypass but that is beginning to be abused. The access to the area is already severely affected and happens to be just off a very dangerous motorway junction. It might sound attractive but would severely affect the Kings Langley cultural activities which are so much a part of village life.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO18489
<b>Full Name</b>	Melanine Llewellyn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO18535
<b>Full Name</b>	Mrs Juliet Chodzko
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I should like to add my name to the issues put forward in the attached (BRAG Response). I feel that the special needs of Berkhamsted have not been considered properly.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
Include files	
Number	Question 22
ID	LPIO18582
Full Name	Captain Andrew Cassels
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
Include files	
Number	Question 22
ID	LPIO18628
Full Name	Lindy Weinreb
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent and proven</li> </ul>
Include files	
Number	Question 22
ID	LPIO18675
Full Name	Hilary Abbott
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
Include files	
Number	Question 22
ID	LPIO18721
Full Name	Paul and Gillian Jenkins
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
Include files	
Number	Question 22
ID	LPIO18767
Full Name	Berkhamsted Citizens
Company / Organisation	Berkhamsted Citizens
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b><i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent and proven</li> </ul>
Include files	
Number	Question 22
ID	LPIO18815
Full Name	Lyndsay Slater
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
Include files	
Number	Question 22
ID	LPIO18863
Full Name	Andrew and Margit Dobbie
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p>

	<p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO18909
<b>Full Name</b>	Katherine Cassels
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</b></p> <p>...</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO18987
<b>Full Name</b>	Mrs Emma Robertson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Please find attached the final report written on behalf of Grove Field Residents Association. It states what we believe to be the best case scenario for Tring with the proposed increase to the town. Please read</b></p>



	<p><b>and include the report findings in your final decision.</b></p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19050
<b>Full Name</b>	Barbara Gainsley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I attended the meeting of Berkhamsted Citizens, and my views are reflected in the conclusions we came to on the night, and our concerns about the proposed development.</b></p> <p><b>Berkhamsted is a town in a valley, it is limited by its geography, and also hugely limited by its resources and infrastructure.</b></p> <p><b>Please accept this email as my response to the proposal, I am in complete agreement with these concerns voiced by our Citizens.</b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent and proven.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22

<b>ID</b>	LPIO19107
<b>Full Name</b>	Bill Ahearn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I wish to register my objections to some of the proposals under consideration on the grounds they are simply too excessive and feel a more moderate scheme as set out in the attached report would be suitable</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19165
<b>Full Name</b>	Ms Sarah Hain
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I completely support the points discussed by the attached Report responding to the DBC planning consultation document. It addresses my own emotional and practical concerns about the town in which I live, as well as the wider area</p>

	<p>concerned, with a professionalism giving expert weight to its conclusions.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19223
<b>Full Name</b>	Grove Fields Residents Association
<b>Company / Organisation</b>	Grove Fields Residents Association
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attach a copy of the formal submission report raised in consultation to the Issues and Options paper on behalf of the Grove Fields Residents Association (GFRA). The GFRA represents 325 people, and I confirm that as of the 11th December 2017, this submission represents the position of all 325 members.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at</p>

	<p>Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19280
<b>Full Name</b>	Marcus, Jane, Abigail and Jennifer Fox
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Our family ( 4 adults) live in Tring and are extremely concerned about the proposed increase in housing for Tring. We are all members of Grove Fields Residents Association and attended the meetings at Pendley and Tring Town Council so that we could make an informed decision regarding the proposal from Dacorum Borough Council. GFRA response attached.</p> <p>We urge you to consider the issues and proposals in the attached report. Please do not develop Tring and further compromise the town's infrastructure. We feel strongly that green belt land should be preserved for future generations. .</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and</p>

	whereby the impact upon the openness of the Green Belt is significantly lower.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19334
<b>Full Name</b>	Stuart, Miranda & Melissa Kay
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19382
<b>Full Name</b>	Wai Tang and Greg Barfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please note we are aware that the Berkhamsted Residents Action Group (BRAG) has responded in full to the "Issues &amp; Options" consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to add BRAG's responses under our name.</p>

	<p>We wish to add our concerns to the DBC local plan issues and options consultation.</p> <p>We are particularly concerned about the following</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19430
<b>Full Name</b>	Philippa Jones
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I enclose a response to the impact of Dacorum Local Plan on Berkhamsted. This document was drawn up by a number of people including myself, and based on the Berkhamsted Citizens meeting on the Local Plan.</p> <p><b>Question 22</b></p> <p><i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent and proven.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19485
<b>Full Name</b>	John Wignall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<p><b>Your response - Please add your response here</b></p>	<p>I would like to endorse the findings of the attached report prepared for the Grove Fields Residents Association.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 22</p>
<p><b>ID</b></p>	<p>LPIO19542</p>
<p><b>Full Name</b></p>	<p>Kevin Cullen</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>No</p>
<p><b>Your response - Please add your response here</b></p>	<p>Please refer to the attached report.(BRAG)</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p>

	It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19600
<b>Full Name</b>	Mark Lawson and Sharon Wilkie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I do agree with the principle that more housing is probably required however there has to be a common sense approach to the problem and considerable thought has got to be given to a proper infrastructure and the funding to support that</p> <p>I do hope you take the time to read this report and look at the positives and alternatives in the document which I think is a lot more balanced than I expected</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19656
<b>Full Name</b>	Vivienne Inmonger
<b>Company / Organisation</b>	



<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19715
<b>Full Name</b>	John Inmonger
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p>

	<p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19747
<b>Full Name</b>	Mr Robin Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	In specific response to Question 22 - the proposal to provide additional office space on the [Wayside] farm site. I would point out that the office space that has been made available to the north of the borough, for the same rationale, has not been taken up and remains vacant.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19769
<b>Full Name</b>	Ben Barth
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	<p>Here are my comments on the proposed local plan are set out on the attached document which I fully endorse (full document on q 46)</p> <p><b>Question 22</b></p> <p><b><i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent and proven.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19838
<b>Full Name</b>	Jon Esson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am a member of the Grove Fields Residents Association and support the findings set out in their report as attached</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO19922
<b>Full Name</b>	Chris Smith

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I am against this development because of the pressure on the infrastructure of Tring, I am also concerned about that effect it will have on traffic and wildlife in the area as it is greenbelt land. (Response GFRA )</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
Include files	
Number	Question 22
ID	LPIO19979
Full Name	mrs sue van rhee
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please find attached the document produced on behalf of the Grove Fields Residents Association, which details how strongly we feel about the proposed developments on Green belt land and without the appropriate supporting infrastructure..</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p>

	<p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LP1020036
<b>Full Name</b>	Kate and Ben Marston
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>As residents of New Mill, Tring, my husband and I would like to register our response to the Grove Fields Residents Association Report (attached).</p> <p>We agree with the recommendation of the association and Tring Town Council that location TR-HR (Dunsley) is the preferred site for new housing, playing fields and employment site.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p>

	It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO20093
<b>Full Name</b>	Maurice and Christine O'Keefe
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We are members of the Grove Fields Residents Association and attach below our consultant's response to your planning consultation document.</p> <p>We are all on complete agreement with the findings of this report.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO20150
<b>Full Name</b>	Sherry and Haydn Bond
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached a copy of the issues report for Tring.</p> <p>We love living and raising our family in a small market town.</p> <p>We believe the expansions planned will make Tring a difficult place to live and thrive.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO20208
<b>Full Name</b>	Dianne Pilkington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>To whom it may concern,</p> <p>I am attaching a report commissioned by the Grove Fields Residents Association of which I am a member.</p> <p>I do not believe that the Town of Tring can take a huge increase in population:</p> <p>The schools cannot cope in particular the Secondary school which is already needing to expand to accommodate children already in Tring.</p> <p>The station of Tring serves all surrounding villages and is located outside of the town requiring transport. The</p>

	<p>local bus service is not sufficient and the car park full by 8 am.</p> <p>In short, as a historic Market Town Tring thrives, but will be irreversibly damaged if over developed. Proper consideration needs to be taken regarding using green belt land which has not been taken. There is not the correct infrastructure in place and I don't believe Tring could support it.</p> <p>Thank you</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO20256
<b>Full Name</b>	Mr Peter Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have seen the submission to DBC by the Berkhamsted Residents Action Group (BRAG), the contents of which I support.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change</li> </ul>



	may alter needs and decision should therefore be delayed until need is imminent
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO20311
<b>Full Name</b>	David Clarke
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The attached report was provided to me by the Grove Fields Residents Association. I have reviewed the proposals outlined in the Issues and Options Consultation Local Plan to 2036 Paper, and I believe that the attached report captures the key concerns extremely well. I fully support the points raised in this report and would ask that you carefully consider them before progressing any further. In summary, I do not believe the proposals have been sufficiently thought through and in particular I believe that the fields referred to as "Grove Fields" is clearly unsuitable for residential development. I also believe that the proportion of houses that can be considered to be responsible allocation within Tring should in total be calculated at a maximum of 800 new homes, including the 500 homes that have already been allocated within the Local Plan and have yet to be fully delivered.</p> <p>Please accept this email and the attached report as my feedback on the proposed development of Tring.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>

<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO20369
<b>Full Name</b>	Deborah Turnbull
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO20417
<b>Full Name</b>	Jane Collis
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	I would like to express my support of option 1B and endorse BRAG's response to the DBC proposals as per

	<p>the attached. I am concerned by the key features of other options, as follows:</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO20478
<b>Full Name</b>	Mr David Parker
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am writing in response to the Issues and Options consultation.</p> <p>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</p> <p>It is a very detailed response to the questions set out in the consultation document and I hope will be given very careful consideration by the Council.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed</p>

	infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO20526
<b>Full Name</b>	DR Brigitta Case
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have attended several meetings, talked with Town Councillors and Dacorum Planners to better understand the Options outlined in the Core Strategy Plan for Dacorum.</p> <p>As a Berkhamsted resident who has enjoyed associations with the town for 50 years, I feel a responsibility to speak out and air my views – shared by many with whom I have spoken on this subject.</p> <p>The 46 Questions have been eloquently answered by many and I support the answers given by both the <b>Berkhamsted Citizens' Association</b> and the <b>Berkhamsted Residents Action Group</b>. It seems to me that there is much repetition of the points made and so I have opted to write in email/letter format to list and outline the main points I feel should be considered.</p> <p>BRAG and Berkhamsted Citizens responses to this question are below - (the full document response are attached to the two Question 46</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul> <p>Berkhamsted Citizens response</p> <p><b><i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent and proven</li> </ul>
<b>Include files</b>	

Number	Question 22
ID	LPIO20573
Full Name	Christine Manning
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I would like to support the views put forward by the Berkhamsted Citizens Association in their response to the Core Strategy</p> <p><b><i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent and proven</li> </ul>
Include files	
Number	Question 22
ID	LPIO20607
Full Name	Ailsa Davis
Company / Organisation	HCC Development services, Property , Resources
Position	Principal Planning Officer
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>As a landowner, HCC supports the approach to the delivery of additional employment sites and welcomes the fact that the Issues and Options paper is seeking to identify additional land to meet employment needs.</p> <p><u>Dunsley Farm</u></p> <p>The plan suggests that land for additional industrial and warehouse units is required to serve Tring, with the consultation suggesting that 5ha for small and medium sized warehouse units could be provided at Tring.</p> <p>On behalf of HCC we believe that it would be sensible to avoid any new employment land release being too constrained over the Plan period to 2036 to B1(c), B2 and B8 units. A regime of policy constraint preventing B1 (a) office use might make the employment release less responsive to market demand and hinder the contribution that the employment area could make to provision of sustainable employment opportunities for Tring, in <b>the most walkable</b> location to identify new provision to serve the settlement.</p>

An ongoing policy of constraint on employment use categories would also run counter to the advice contained in paragraph 22 of the NPPF.

We believe that it would be appropriate to accept a broader spread of potential employment uses to deliver jobs at Tring in order to be commercially attractive to the local market.

High level highways assessment work has considered the impact of 5ha of B1 (a) office floorspace as a worst case, (from a traffic generation perspective scenario) and confirms that the local highway network has the capacity to accommodate the traffic generated, together with that generated by residential and education land uses.

#### Wayside Farm

The plan suggests that 18ha of new office employment land could be delivered at Kings Langley. Wayside Farm is in a good location being close to Kings Langley station and to junction 20 of the M25/A41. The Issues and Options consultation suggests that the land be held back as safeguarded land so as not to jeopardise the success of the employment zone to the east of Hemel Hempstead at Maylands.

The representations made for Wayside Farm in relation to the Call for Sites 2017 exercise are supported by a High Level Highways Assessment and by additional Landscape and Visual Impact work carried out by BDP.

In summary, the conclusions of that work is that the developable area of the site is constrained by parts of the site being visually prominent, and that highways issues associated with congestion and capacity, in the south of Kings Langley, on the A4251 and at Junction 20, may also constrain development potential and require further consideration.

The high level highways work notes that the South West Herts Growth and Transport Plan, (which is to be the subject of consultation in the New Year), will propose measures which are intended to address capacity issues. The efficacy of those measures is only likely to become apparent post implementation – we understand there are a range of measures being considered for implementation and the impacts of which will become apparent after 2026.

On behalf of HCC as a landowner, we believe that subject to addressing the transport issues Wayside Farm could assist in meeting employment needs at an earlier date than the 2036 date suggested in the Issues and Options consultation. This is particularly the case given the proximity to Kings Langley railway station which will make the site attractive to the market.

However, given the apparent significant constraint represented by local highways conditions, the scale of development which is capable of being realised at the site may be severely constrained. The highways issues referred to need to be subject to further work/discussion and addressed to confirm deliverability at anything other than a relatively small scale.

**Include files**

<b>Number</b>	Question 22
<b>ID</b>	LPIO20645
<b>Full Name</b>	Jane Hawkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am writing with regards to the proposed development of Tring.</p> <p>I am concerned this development has not been investigated correctly. Please see the attached file (GFRA full response)</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO20701
<b>Full Name</b>	Keiron Wybrow
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Please find attached a response document as commissioned by Grove Fields Residents association which I am a member of.

	<p>As well as this I would like to make my own personal feelings known.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO20749
<b>Full Name</b>	Christopher Townsend
<b>Company / Organisation</b>	
<b>Position</b>	Councillor, Tring Town Council
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>As a member of Tring Town Council I agree with all the responses that have been submitted by Tring Town Council (copy below)</p> <p>In a sense, at the macro level, there is no disagreement with the proposed approach to accommodate future <u>jobs</u>, but the proposed emphasis on industrial and, in particular warehousing, is wrong (See Q21 above).</p> <p>More sustainable growth would be achieved at Dunsley Farm through commercial and light industrial/high tech businesses. This would also be more appropriate to the town gateway site.</p> <p>Tring School, the second largest secondary school in Hertfordshire, received a good rating in its most recent Ofsted inspecting, with an outstanding rating for 16 to 19 study programmes; it is an excellent source of local skills.</p> <p>[Response to Q21: The conclusion of Regeneris's report 'South West Hertfordshire Economic Study' begins with</p>



	<p>a section entitled “An area with high growth potential” and the summary states:</p> <p><i>9.42 The Economy Study has considered a number of scenarios for the future growth of South West Herts. All of these point to a high level of growth which is above the national average. This reflects the strong economic performance of South West Herts, which has been driven by its transport connections, access to London and highly skilled labour market.</i></p> <p>The source of growth is “a significant increase in demand for office space”. Whilst it is recognised that Dacorum is not starting from the best base, its transport links, location, new methods of working, local further education providers and lower costs relative to London can present an attractive package.</p> <p>Section 7.2 Issue 13 appears to pay lip service to these opportunities for commercial growth and opt for an easy option of providing warehouse space (for which there is a demand) but this will only create a relatively low number of poorly paid jobs whilst being ‘land hungry’</p> <p>In the rush for houses, commercial provision is being neglected and this is not helped by the ‘prior approval’ process. Opportunities for smaller business parks should be sought as well as large site– the extension to the Icknield Way Industrial Estate in LA5 is an example and Tr-h5 Dunsley Farm, both close to the A41 with rail transport also available.</p> <p>The take-up of units in the Maylands Business Centre demonstrates what can be achieved.]</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO20797
<b>Full Name</b>	Usha Kilich
<b>Company / Organisation</b>	Northchurch Parish Council
<b>Position</b>	Parish Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Yes, but</b></p> <p>Land should not be removed from green belt in anticipation of need.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO20843
<b>Full Name</b>	Mr Iain Manson
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I have also tapped into the support of Berkhamsted Residents Action Group and have attached much more detailed comments that have been put together by that group, all of which I support. These comments are rather long, but I feel it is important to repeat them in detail.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
Include files	
Number	Question 22
ID	LPIO20919
Full Name	Mr Jake Storey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I live in Berkhamsted and have witnessed the size of the small town growing in an unsustainable manner. As a result I joined SYBRA and also now BRAG. I have attached the BRAG response to your proposals</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
Include files	

Number	Question 22
ID	LPIO20974
Full Name	Mr & Mrs J.D Battye
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>This is our response to the consultation exercise in respect of the issues and options for the Local Plan recently published. We wish that the following views and comments be taken into account in your consideration of public responses.</p> <p>The Berkhamsted Residents' Action Group (BRAG) are responding in full to the Issues and Options consultation. We hereby request that you accept this e-mail asking you to duplicate BRAG's responses under our names so that a complete repetition of BRAG's submission is avoided. We would also like to place on record our endorsement of Berkhamsted Town Council's submission.</p> <p>Q22 BRAG -but addressing current housing needs should be the priority in Dacorum where land is limited and environmentally constrained. Otherwise a leap-frog of jobs and homes will lead to more intolerable living conditions. Warehousing in particular is a very poor option as a large consumer of scarce land and a paltry employer of labour (set to dwindle even further with advances in robotics.) Furthermore warehousing increases traffic congestion.</p> <p>There should be no further office development until existing spare capacity is close to being exhausted and then only when required. Indeed the conversion of empty office space to housing is a very sensible and pragmatic policy.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul> <p><b>Berkhamsted Town Council response</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p>Land should not be removed from the Green Belt in anticipation of need – need must be proven before making such a change. Speed of technical change may</p>

	alter needs and decision should therefore be delayed until need is imminent.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO21059
<b>Full Name</b>	julie owen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The attached report says what we friends of Grove Fields cannot say in the correct language.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO21124
<b>Full Name</b>	Sheron Wilkie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	<p>Please find attached report regarding your proposed development in Tring as submission opposing this proposal (GFRA)</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO21200
<b>Full Name</b>	Sarah Lightfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Question 22</b>     <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>No</b></p> <p>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO21323
<b>Full Name</b>	Antony Harbidge
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p><b>BRAG response to Question X (please note full document is attached to Q46)</b></p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b> <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
Include files	
Number	Question 22
ID	LP1021369
Full Name	Helen Kington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p><b>BRAG response to Question X (please note full document is attached to Q46)</b></p>

	<p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO21523
<b>Full Name</b>	Mr Chris Briggs
<b>Company / Organisation</b>	St Albans City & District Council
<b>Position</b>	Spatial Planning Manager
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Q.21 Jobs Growth – No/Q.22 Accommodating job growth - No</b></p> <p><b>17. Employment land (Section 7)</b></p> <p>The acknowledgment of and support for the employment development being considered within the Enterprise Zone in East Hemel Hempstead is supported. However the explanation of this issue does not seem to fully acknowledge the strategic origins, and role of, the East Hemel Hempstead employment land development proposals / Enterprise Zone status in the LEP SEP. It also does not appear to fully recognise the potential role of the area for the 5 LPA Functional Economic Market Area (FEMA) as a whole.</p> <p>The potential role of the area for office development seems to be somewhat underplayed, whereas this office premises need has featured strongly in the SEP and SWHG forecasts. Market suitability can change in the longer term as the area develops. Transport improvements from the Maylands Growth Corridor work etc; DBC’s retail and service centre plans for the wider area, the Enterprise Zone status itself and clear support from the Hertfordshire LEP should be viewed as having the potential to significantly improve the market attractiveness for offices over time.</p> <p>Taking a strategic view of the use of land at East HH is also important to creating and taking opportunities throughout the 5 LPA FEMA to convert some of the less market attractive employment, retail etc land to residential uses, thus reducing pressure for Green Belt greenfield housing development. Some parts of Maylands in particular could offer some more</p>

	<p>opportunities to encourage mixed use by reallocation of land to reasonably high density residential development.</p> <p>In the context of the potential very large allocation of employment land at East HH the suggestion of allocation of further greenfield land for office development at Kings Langley appears hard to justify, even as 'safeguarded land' for the long term. It could also introduce uncertainty and competition that undermines the market success of the East HH employment area (especially the office part) and dilutes opportunities and demand in relation to public transport improvements there. The exceptional circumstances required for Green Belt release for employment uses therefore do not appear to obviously exist (para 7.3.5/6). If this land is considered to be a potential location for Green Belt boundary change then it is considered that it should be considered instead for housing.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO21549
<b>Full Name</b>	Mrs Valerie Silverton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have read the proposals and strongly agree BRAG's responses.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO21606
<b>Full Name</b>	Mr Charlie and Claire Laing
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	



<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>My name is Charlie Laing and I am a resident of Tring and a member of the Grove Field Residence Association. I am writing to you on behalf of my wife and I to raise our concerns over some of the options proposed in Dacorum's New Single Local Plan (to 2036).</p> <p>I enclose a copy of a report that a planning consultant submitted to Dacorum on behalf of the Grove Fields Residents Association on Monday 11th December, of which I fully support. After the last town hall meeting, it is clear this report is very closely aligned with the views of Tring Town Council.</p> <p><b>GFRA Response to Question 22, full document attached to question 46</b></p> <p>The Council's employment land availability assessment concludes that outside of natural growth to Hemel Hempstead an allocation for office land associated with Kings Langley would sustainably meet both Dacorum and the South West Hertfordshire needs for economic and commercial growth. We do not disagree with this conclusion.</p> <p>Given the natural limitations that can be applied to Tring as a settlement surrounded by Green Belt it is however not considered that it is appropriate to remove land for industrial and warehousing uses from the Green Belt at Dunsley Farm for the benefit of additional employment land that the town does not necessarily have the capacity to support.</p> <p>It is considered that the predominant economic infrastructure allocation should be directed towards Hemel Hempstead whereby the existing and proposed infrastructure can satisfactorily accommodate it and whereby the impact upon the openness of the Green Belt is significantly lower.</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO21761
<b>Full Name</b>	Elizabeth Hamilton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Employment sites should not be located in the Green Belt because the need or desire for job creation is not an exceptional circumstance to justify building in the Green Belt. It is acknowledged that Dacorum is not a preferred location for offices. The large vacant site at the eastern end of Maylands Avenue (I believe that it is known as the Lucas Aerospace site) has been cleared and undeveloped for many years. That site should be fully utilised. With respect to Tring there is already an employment site included in the LA5 site.</p>

	In the discussion about employment there is no mention (that I could find) of the increased tendency for people to work from home, nor the potential for employment in tourism and rural diversification.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO21795
<b>Full Name</b>	Capital and Regional plc.
<b>Company / Organisation</b>	Capital & Regional Plc
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>The IOD estimates a further 11,000 jobs are needed over the plan Watford and St Albans are-stated as the preferred office locations in the borough, though Hemel Hempstead is noted as having significant industrial and warehousing capacity in the Maylands area, including a significant office presence. HHTC could provide flexible office floorspace to supplement the offer in Watford and St Albans.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO21889
<b>Full Name</b>	Louis Quail
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please see attached letter from the Berkhamstead residents Action group which I support whole heartedly , its quite sad that we are considering building on greenbelt land which belongs to our children and theirs because of political pressure, and while we still have not explored many other options. For example why is there a lights off building culture in London where it is considered ok to build houses that are then left empty. The point being the augment for building on greenbelt land should only be one of last resort , there are plenty of other options left before launching off this one way route .</p> <p>Berkhamsted Residents Action Group response:</p> <ul style="list-style-type: none"> <li>Yes but, land should not be removed from Green Belt in anticipation of need – must be proven</li> </ul>

	before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO21926
<b>Full Name</b>	Roger Saller
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. Having lived in Berkhamsted since the beginning of this century, I feel that I have a unique perspective on what made the town attractive and what is now at risk.</p> <p><b>BRAG response to Question 22 (please note full document is attached to Q46)</b></p> <p><b>Question 22</b>      <i>Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO21957
<b>Full Name</b>	Thomas and Margaret Ritchie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have not completed the full consultation document but my wife and my views are completely in line with the comprehensive return made by Berkhamsted Town Council.</p> <p>Berkhamsted Town Council's response:</p>

	Yes, but land should not be removed from the Green Belt in anticipation of need – need must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO22037
<b>Full Name</b>	Gallagher Estates
<b>Company / Organisation</b>	Gallagher Estates
<b>Position</b>	
<b>Agent Name</b>	Mrs Hanna Staton
<b>Company / Organisation</b>	Pegasus Group
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Issues and Options paper sets out that jobs in Dacorum Borough will increase by 10,900 (full-time equivalent roles) between 2013 and 2036. For the South West Hertfordshire Functional Economic Market Area (FEMA) as a whole, an additional 60,700 jobs over the same timeframe are forecast, which equates to an annual increase of 0.8%.</p> <p>The jobs growth figures outlined above reflect the employment-led growth scenario, set out in the South West Hertfordshire Economic Study – produced in February 2016 by Regeneris Consulting and GL Hearn. This scenario is based on a range of evidence, including: past trends in gross value added (GVA) and employment change; the share of jobs in different sectors; forecast growth rates both regionally and nationally; and data on the areas current population and labour force and projected changes. Three growth scenarios are outlined in the Economic Study, and the employment-led scenario produces the lowest growth. The other two scenarios are summarised below.</p> <ul style="list-style-type: none"> <li>• <i>Labour supply scenario:</i> This results in the creation of 62,000 new jobs between 2013 and 2036. Using ONS's 2012 sub-national population projections as a starting point, the scenario estimates the number of new jobs that would need to be created to support South West Hertfordshire's growing</li> <li>• <i>High growth scenario:</i> Around 66,000 additional jobs are created between 2013 and 2036 – equating to 0.9% jobs growth per annum. The scenario considers how policy and planned investments might shape future employment growth in South West</li> </ul> <p>In order to look at whether the employment-led scenario used in the Issues and Options paper can be considered ambitious enough, it is useful to look at past jobs trends in Dacorum Borough and the wider South West Hertfordshire FEMA.</p>

Figure 1 presents job change data for the period 2010-15 for: the FEMA as a whole, each district within it, and the South East and UK. Between 2010 and 2015, the FEMA saw employment growth of 3.6% per annum (53,000 jobs overall). Within the FEMA, Three Rivers had the highest annual growth rate between 2010 and 2015 at 6.1% (11,000 jobs), followed by Watford at 4.3% (16,000 jobs) and Hertsmere at 3.8% (9,000 jobs). St Albans annual growth rate was 3.1% (11,000 jobs), just below that of the FEMA as a whole. Dacorum had the lowest annual growth rate at 1.9% (6,000 jobs). Despite this, it was still well above the annual growth rates for the South East (1.2%) and Great Britain (1.3%) over the same time period.

Figure 1: Annual Growth Rates in Employment in South West Hertfordshire FEMA 2010-2015 (See attached)

Figure 2 shows the annual growth rates in Dacorum Borough over three time periods since 2010. As previously mentioned, the annual growth rate between 2010 and 2015 in Dacorum Borough was 1.9%. When looking at the 2011-2015 time period, the annual growth increases to 2.8%. Although it drops slightly between 2012 and 2015 (to 2.7%) it is still over three times higher than the employment-led scenario's annual growth rate (0.8%) predicted for the South West Hertfordshire FEMA, and over four times higher than the predicted growth rate for Dacorum itself (0.6%) set out in the Issues and Options paper and the South West Hertfordshire Economic Study. Further to the data on past employment, the Hertfordshire Local Enterprise Partnership – within which Dacorum Borough sits – set out their aims for high jobs growth in their most recent Strategic Economic Plan (SEP). The document states that as well as delivering more housing, there also needs to be a good supply of employment land – consistent with the changing needs of employers – to meet wider aspirations for employment growth. (see attached)

In terms of employment shares, between 2013 and 2016, Dacorum Borough has consistently accounted for around 20% of the total job share in the South West Hertfordshire FEMA (with the most recent data for 2016 showing it to account for 20.6% of the total jobs). Of the 60,700 jobs planned for the FEMA in the growth scenario, Dacorum is projected to have 10,900 – only 18.0% of the total. If the total FEMA jobs up to 2036 (60,700) are divided by current job share (20.6%), Dacorum Borough has over 12,500 jobs – 1,600 more than are currently being planned for in the Issues and Options document.

To conclude, the analysis outlined above in relation to total employment and employment shares suggests that Dacorum Borough Council should be looking at more ambitious jobs growth figures up to 2036. The borough has outperformed regional and national growth over the last five years and if its share of total employment in the South West Hertfordshire FEMA is to remain at its current level, and not decline, more jobs are needed in the borough over the Local Plan period.

Given the above, there is concern that the employment land requirements may not be sufficient to meet the

	<p>needs of the Borough. It is suggested that the employment growth targets and related employment land assumptions are updated to reflect a more appropriate level.</p> <p>It is welcomed that the Council recognises that the provision of jobs and homes is linked and depending on what housing target is finally established, the conclusions will be revisited. Such an approach is considered to be wise.</p>
<b>Include files</b>	<a href="#">Stuart wells Gallagher Estates attached images.pdf</a>
<b>Number</b>	Question 22
<b>ID</b>	LPIO22137
<b>Full Name</b>	Mrs Hayley Gillard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO22180
<b>Full Name</b>	Mr Peter Gillard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO22225
<b>Full Name</b>	Miss Sophie Gillard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 22

<b>ID</b>	LPIO22428
<b>Full Name</b>	Mr & Mrs Ostle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	We also find it hard to understand where all these potential new residents will be employed and it does not appear that this has been scientifically assessed. Realistically it is probable that many of the residents will have to commute, either to London, Hemel or other more employment orientated environments. This will cause further congestion and pollution. It seems that further development of Berkhamsted would be where it is liked – by the developers – rather than where it is needed by society.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO22481
<b>Full Name</b>	Mr & Mrs Wotherspoon
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<b>We write to object to the potential development in the Ivy House Lane field. Our views are those of Mr and Mrs Ostle and their letter of 13/12 17. We agree fully with their position and agree with all they say (see below).</b>  We also find it hard to understand where all these potential new residents will be employed and it does not appear that this has been scientifically assessed. Realistically it is probable that many of the residents will have to commute, either to London, Hemel or other more employment orientated environments. This will cause further congestion and pollution. It seems that further development of Berkhamsted would be where it is liked – by the developers – rather than where it is needed by society.
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO22503
<b>Full Name</b>	Mr & Mrs Lisa-Lotte & Henrik Hansen
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>Please find below our response to the new Local Plan consultation. I fully support Brag's response on this matter (see below)</b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Land should not be removed from Green Belt in anticipation of need – must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</li> </ul>
Include files	
Number	Question 22
ID	LPIO22553
Full Name	Mrs C Longbottom
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>I support all answers and comments to the Issues &amp; Options Consultation document noted on the Berkhamsted Town Council website</b></p> <p><b>Yes, but</b></p> <p>Land should not be removed from the Green Belt in anticipation of need – need must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</p>
Include files	
Number	Question 22
ID	LPIO22623
Full Name	Mr & Mrs Mehew
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes



Your response - Please add your response here	<p>We write as residents of [REDACTED]</p> <p>[REDACTED]</p> <p>in response to your consultation on the Local Plan to 2036. We have also seen and agreed with the response to be submitted by the Meadway Residents Action Group (MRAG) (see comments LPIO18384, 18385) and the draft response prepared by Berkhamsted Town Council.</p> <p><b>Berkhamsted Town Council Response:</b></p> <p>Land should not be removed from the Green Belt in anticipation of need – need must be proven before making such a change. Speed of technical change may alter needs and decision should therefore be delayed until need is imminent.</p>
Include files	
Number	Question 22
ID	LPIO22700
Full Name	Lewis Claridge
Company / Organisation	NHBE
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Question 22 – Do you agree with the proposed approach to choosing sites to accommodate future jobs growth?</b></p> <p><u>SW Kings Langley</u></p> <p>1 The 500 bus service runs along Watford Road which is a key inter-urban route in the county with a regular timetable and good coverage of the day and the site is close to the rail station as stated.</p> <p><u>East of A41 at Two Waters</u></p> <p>1 Again 500 bus route runs along Two Waters Road, close to the two rail stations.</p> <p><u>Dunsley Farm, Tring – London Road</u></p> <p>1 500 bus route runs along London Road.</p> <p><u>Maylands Gateway</u></p> <p>OK. Bus services are most frequent at commuter times so further office or industrial / warehousing could add patronage</p>

	<p>Officer comments- SW Kings Langley</p> <p>East of A41 at Two Waters</p> <p>Dunsley Farm, Tring – London Road</p> <p>Maylands Gateway</p>
<b>Include files</b>	
<b>Number</b>	Question 22
<b>ID</b>	LPIO22807
<b>Full Name</b>	Mr Patricia Wheway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<b>Given vacant office space at Maylands, Wayside Farm in Kings Langley (designated as Green Belt land) should not be designated as 'safeguarded land' for possible long-term office development.</b>
<b>Include files</b>	

## Report Settings Summary

Event	<b>Local Plan Issues &amp; Options November 2017</b>
Total Responses	<b>22,707</b>
Total Respondents	<b>2,376</b>
Filtered Responses	<b>292</b>
Filtered Respondents	<b>287</b>
Questions	<p><b>Question 23</b></p> <p><b>Do you agree with proposed approach to meeting future retail needs?</b></p> <p><b>Yes / No</b></p> <p><i>If no, please explain what alternative approach, or changes to our current approach, you would like and why. Where possible, support your answer with reference to any evidence.</i></p>
Filter	<i>(none)</i>
Consultation Point(s)	<b>ID-4764259-QUESTION-23</b>
Pivot	<i>(none)</i>
Document Name	Question 23 - Summary Report
Created on	2019-04-18 11:42:27
Created by	Strategic Planning Admin

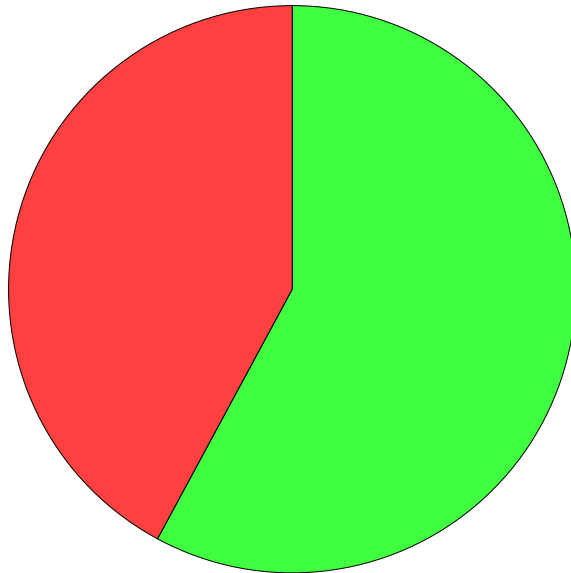
Your Opinion

Question responses: **292 (100.00%)**

**Question 23**

**Do you agree with proposed approach to meeting future retail needs?**

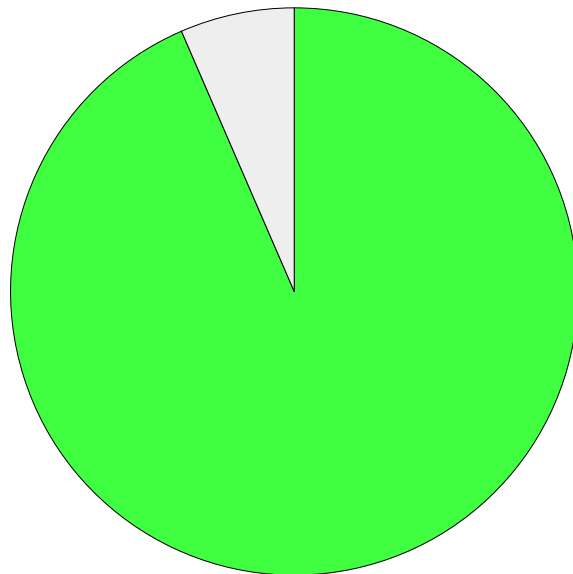
**Yes / No**



	<b>% Total</b>	<b>% Answer</b>	<b>Count</b>
<span style="color: green;">■</span> Yes	57.88%	57.88%	169
<span style="color: red;">■</span> No	42.12%	42.12%	123
Total	100.00%	100.00%	292

Responses

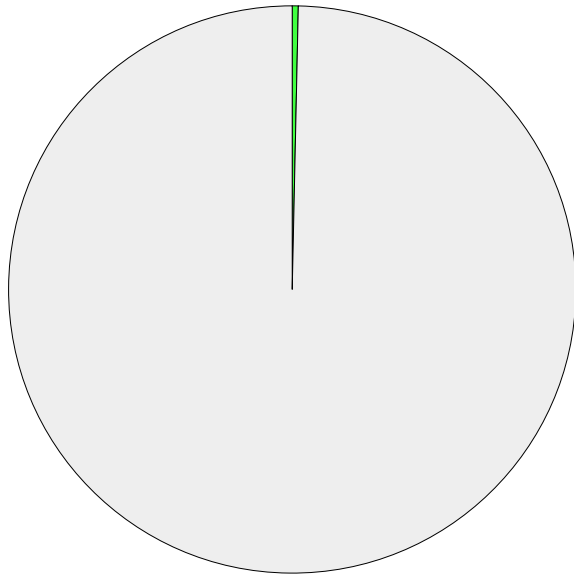
Question responses: **273 (93.49%)**



	% Total	% Answer	Count
<span style="color: green;">■</span> Responses	93.49%	100.00%	273
<span style="color: lightgrey;">■</span> No Response	6.51%	--	19
Total	100.00%	100.00%	292

## Supporting evidence

Question responses: 1 (0.34%)



	% Total	% Answer	Count
■ Responses with File(s) Uploaded	0.34%	100.00%	1
■ Responses with No Uploads	99.66%	--	291
Total	100.00%	100.00%	292

## Issues and Options All Responses to Question 23

<b>Number</b>	Question 23
<b>ID</b>	LPIO91
<b>Full Name</b>	Mr John Lilley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO185
<b>Full Name</b>	Mr John Shaw
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	There is more than sufficient retail outlets in Dacorum. The last thing we need is more shops in the local centres.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO338
<b>Full Name</b>	Mr David Stanier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Hemel appears to have more shopping centres that it knows what to do with ... however despite this the actual shop content is very low. Quite often the choice is paying the car parking fee or going out of town for the specific shop you need.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO458

<b>Full Name</b>	Ms Julia Marshall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO634
<b>Full Name</b>	Mrs Carole Stokes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The area is well covered for retail outlets.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO675
<b>Full Name</b>	Mr David Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>No - there is no additional further requirement for out of town shopping, supermarkets or fuel stations. The community will transition to online for most purchases and town centres need to be revived for recreational and social activities.</p> <p>Therefore planning and development opportunities should be focused on encouraging leisure facilities and boutique shopping experiences.</p> <p>More restaurants, cafes, music venues, youth social facilities, sports facilities, boutique shops, convenience stores etc. to create a vibrant sociable town centre where communities come together (and spend money and create employment).</p>
<b>Include files</b>	
<b>Number</b>	Question 23



<b>ID</b>	LPIO933
<b>Full Name</b>	Ms Stephanie Knowles
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	With more and more people shopping on-line, there is no need to expand retail outlets. What is needed, is the preservation of the individual, unique shopping experiences that the outlying villages offer.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO982
<b>Full Name</b>	Mr Robin Knowles
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	We seem to be just answering the same questions over and over again to stop us from getting through this deliberately long and tedious document. More help needs to be given to help the current smaller local shops survive rather than build more out of town sites or spending lots of money refurbishing shabby town centre shopping sites.especially in Hemel, where anyone with any sense either goes to Watford or anywhere else really with a large shopping centre.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO1039
<b>Full Name</b>	mr Tish Seabourne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes but • Not convinced DBC understand the area. M&S Berkhamsted is not 'out of centre' • Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town • However, proposed retail

	development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this. • Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued. • Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past, these proposed 'centres' have been shown not to be commercially sustainable
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO1097
<b>Full Name</b>	Ms Tish Seabourne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Retail development in Berkhamsted should be focused on the town centre in keeping with its market town nature. To describe M&S as being "out of town" is incorrect. The proposed new Lidl (which is not need because Berkhamsted already has enough supermarkets and Gossoms End would have been a perfect site for affordable housing) is simply extending Berkhamsted's retail centre along the valley floor. This is not a good thing.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO1113
<b>Full Name</b>	Miss Melanie Mackney
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	I don't think adfuriously retail facilities are needed just help to use the ones we have, with parking incentives & smartening up some of the smaller parades in hemel
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO1217
<b>Full Name</b>	Mr Bernard Richardson

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO1271
<b>Full Name</b>	Sarah Harper
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	We don't need any more large retail parks. Too many already.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO1324
<b>Full Name</b>	Mrs Catherine Marks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I think if there is a shortage of land for housing and the Jarman Park site has been suggested for retail outlets why can this not be build on for houses?  Again, Maylands Avenue does not need a retail site. If the council are struggling to find space for offices and warehousing, Surely using Maylands Avenue for more offices and warehousing and not ruining Greenbelt land is the logical option.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO1402
<b>Full Name</b>	Mr Matt Clarke
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Retail is important for amenity and employment.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO1620
<b>Full Name</b>	Mrs Susan Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO1690
<b>Full Name</b>	Ms G Puddiphatt
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	No more retail development is needed. Just the maintenance of local shops in towns like Berkhamsted. We also don't need a Lidl. Perhaps use that space for more housing. Not Green Belt Land.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO1802
<b>Full Name</b>	Mrs Pamela Kingsland
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	

<b>Number</b>	Question 23
<b>ID</b>	LPIO1887
<b>Full Name</b>	Mr Richard Case
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Largely but for Berkhamsted specifically there is an issue of insufficient parking to support the recent additions to retail space and more houses will increase that pressure further. Add in the new Lidl in Gossoms End and there will be further congestion and associated pollution along the High Street and neighbouring roads.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO1943
<b>Full Name</b>	Miss teresa finnigan
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Consider our High Streets first, they are the lifeblood of our community's, local independent shops, not these out of town shopping developments, ripping the guts out of our local communities.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO2026
<b>Full Name</b>	Mrs Christine Mabley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I question the evidence base of the decisions eg M&S is IN Berkhamsted not outside it. Local shops for local developments would avoid some car usage but will not be the norm for major shopping.
<b>Include files</b>	

<b>Number</b>	Question 23
<b>ID</b>	LPIO2063
<b>Full Name</b>	Mr Christopher Giddings
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The proposed plan does not address the demand for retail in smaller market towns and villages such as Kings Langley. As a result residents of these towns will be increasing dependent on driving to Hemel and Berkhamsted as public transport links are low frequency and expensive.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO2091
<b>Full Name</b>	Mr David Holwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The existing policy fails to identify empty shopping units. Never have all the units in the Marlowes and Riverside been fully occupied. The old Kodak development site included shop units when built these were never occupied and are now being converted into flats (If the Council were to fix rents and rates at realistic prices, these might seem more attractive to the potential retail outlet.)
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO2167
<b>Full Name</b>	Mr Les Mosco
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Retail development should be focused on Berkhamsted town centre to retain economic viability and character but retail development at Gossoms End will extend retail

	centre along valley floor causing further road congestion. There is no plan to mitigate this.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO2220
<b>Full Name</b>	Mrs Melanie Flowers
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The focus should be on improving the town centre in Hemel Hempstead and public transport links to it rather than building more out of town retail parks that only increase traffic and parking issues.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO2328
<b>Full Name</b>	Mr George Bull
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	With major "bricks and mortar" retailers continuing to fail under the onslaught from Internet shopping, it is difficult to see a case for any more large retail developments.  It is imperative, however, that all new large-scale housing developments should have adequate provision in respect of shops.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO2412
<b>Full Name</b>	Dr Nick Hodsdon
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	It is disappointing that no conclusions have been reached for 7.4.9. Hemel Hempstead town centre has many

	<p>empty retail units and the town is in danger of losing its appeal and going into decline. There should be investment in developing the town centre as a vibrant place to visit with something for everyone.</p> <p>Internet shopping is growing, but coffee bars and restaurants will always be needed along with service based units such as hairdressers and nail bars.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO2476
<b>Full Name</b>	Mr Paul Crosland
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO2481
<b>Full Name</b>	Mr Timothy Copeman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO2550
<b>Full Name</b>	MRS Lesley Culley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Its very vague at the moment. If we are to have a lot of new housing we will need to infrastructue to go with it. Remember to consider betting shops and fast food outlets. I have already commented on this - Q6
<b>Include files</b>	



<b>Number</b>	Question 23
<b>ID</b>	LPIO2661
<b>Full Name</b>	Mr Alan Andrews
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	We already have adequate local shops that serve the local community well in kings Langley. I do not want to lose that 'local' touch and have it ruined by big development.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO2720
<b>Full Name</b>	Mrs Marriott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Do not see how you can grow Tring town centre? It is restricted by the narrow road. There is an option to reduce the estate agents along the high street and allocate that to alternative local businesses such as groceries and clothing.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO2785
<b>Full Name</b>	Mr Cyril Mills
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	To help reinvigorate local neighbourhood shopping areas would be a priority. There are enough out of town shopping opportunities. Encouragement of small businesses in Hemel town would also be a priority
<b>Include files</b>	
<b>Number</b>	Question 23

<b>ID</b>	LPIO2877
<b>Full Name</b>	Mr Antony Harbidge
<b>Company / Organisation</b>	Berkhamsted Residents Action Group (BRAG)
<b>Position</b>	Chairman
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Yes but</p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO3090
<b>Full Name</b>	mr hugh siegle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	If major expansion of Hemel is to provide housing to match need a new local centre can be provided
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO3123
<b>Full Name</b>	Mrs Carolyn Hill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Yes, but with reservations. Not convinced DBC understands the Berkhamsted area. For example, M&amp;S Berkhamsted is not 'out of centre'. I agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town, including focus on supporting independent local shops providing local employment.</p> <p>However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO3162
<b>Full Name</b>	Mr John Walker
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO3200
<b>Full Name</b>	Mrs Juanita Mann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>BUT if you build on the Green Belt and clog up the villages and small towns why will tourist continue to come, especially as they cannot park and cycling / walking will become very dangerous?</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO3431
<b>Full Name</b>	Mrs Ann Johnson
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The village should retain their local feel and the main towns should keep their town centres.</p> <p>Include Town centres for housing above the shops which will help to retain and improve the out of hours use of the areas.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO3584
<b>Full Name</b>	Mrs Sandra Jackson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Until retail space is fully used in existing town centres, no future retail space should be built. Active policy should be to support high street shops by reducing associated costs so that they can be competitive against internet shopping. Remove car park charges to further enhance a high street shopping experience. Improve traffic flows around Hemel so that driving there isn't so awful. There are lots of things Dacorum Borough Council can do NOW to prevent loss of retail. Permitting additional cafes and restaurants when the market is already over-crowded, further exacerbates the decline of the high street shopping experience.</p> <p>Berkhamsted high street shops need easier and free parking. Kings Langley high street needs free parking to continue - it doesn't need existing car parks to be clogged with people who will be working at the ghastly and over-developed structure that is the new care home at the site of the former Sorting Office, which is what Dacorum Borough Council has approved with its approval of the out-of-character development of the dementia care home at that site.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO3709
<b>Full Name</b>	Mr Andrew Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO3948
<b>Full Name</b>	Mr Tim Varley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO3969
<b>Full Name</b>	Mr Tim Varley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO4077
<b>Full Name</b>	Mr Andrew Jones
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	We don't need more retail in local areas - the existing retail business are struggling as they are - unfortunately it's a sign of the times - retail is a waste of time and money
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO4140

<b>Full Name</b>	Mr Graham Hoad
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	But there is no specific mention of Tring. Retail in Tring High Street and Western Road should be encouraged. We have enough cafes and charity shops now and all the banks are going/gone.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO4253
<b>Full Name</b>	Mrs Margaret Stanier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	It is unlikely that there will be a need for much additional retail space.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO4290
<b>Full Name</b>	Ilyn horne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	High Streets and town centres have been historically designed and cater for retail purposes. The transport infrastructure is there already, whereas retail parks are very much car based.  Shouldn't the high street and town centre facilities be factored into any planning as a first priority - Identify why stores do not want to utilise these sites first and fix it, before building more and turning our countryside into retail parks and parking for the excessive number of cars.
<b>Include files</b>	
<b>Number</b>	Question 23

<b>ID</b>	LPIO4389
<b>Full Name</b>	Mr Adrian Bate
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO4459
<b>Full Name</b>	Mr Robert Bailey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Yes but : the M&amp;S Food store in Berkhamsted is not 'out of town'.</p> <p>Berkhamsted needs to keep just one town centre as if it starts to have local centres this will adversely affect the community spirit of the town.</p> <p>Local small food stores such as the Tesco in Northchurch work well.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO4562
<b>Full Name</b>	Mrs Alison Williamson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I do not think the local area has any unmet needs regarding retail either now or in the future. We are well supplied with shopping centres, both Hemel Hempstead and Watford are easily accessible. We have various large supermarkets and retail park facilities, along with smaller independant reail in the towns like Berkhamsted and Tring and villages like Bovingdon and Kings Langley.</p>
<b>Include files</b>	
<b>Number</b>	Question 23

<b>ID</b>	LPIO4611
<b>Full Name</b>	Mr John Lunn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	We do not need additional retail outlets. Dacorum will not become a destination for shoppers as we are so close to London, Watford, Milton Keynes, St Albans etc so do not try to compete. Re-use existing retail sites and outlets and promote local stores and services across the area
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO4907
<b>Full Name</b>	Mr Roger Jackson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	A housing proposal for a unprecedented growth in housing and no mention of any plan for retail development in Tring. What are Dacorum District Council thinking? The documents provided are unclear at best as to what is envisaged. Tring High Street is a very constrained environment with narrow footways, barely 1metre wide. As such it is not possible to accommodate more people on the High Street with any future retail development having to be out of town; which will lead to the death of the High Street. In answer to the question, the development should be in Hemel not Tring, where they have space for additional retail.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO5059
<b>Full Name</b>	Mr Chris Lumb
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes



<b>Your response - Please add your response here</b>	<p>But DBC do not seem to understand their own area. Retail sites in Berkhamsted Town Centre are hardly 'out of centre'. The future of retail selling, aside from supermarkets, is extremely difficult to predict in these days of ever-increasing use of on-line purchasing.</p> <p>Retail development in Berkhamsted should be confined as far as possible to the Centre of the town. The new LIDL store that is currently being built at Gossoms End is going to move some retail activity further along the 'ribbon' high street, but this should not be treated as the beginnings of a new 'retail centre'. Opening of the LIDL store may in fact increase congestion and traffic into and through the town.</p> <p>Once LIDL has opened, there should be no more need for supermarket space in the town.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO5265
<b>Full Name</b>	Mrs Catherine Anderson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Tring will need to maintain a vibrant town centre and also have substantial retail provision provided for any area developed between Grove Road and the canal. This includes provision for additional community areas and variety of leisure facilities if Tring is to become the size of Berkhamsted, and travelling to Hemel Hempstead is to be discouraged on green grounds.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO5330
<b>Full Name</b>	Dr Rachael Frost
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>However new transport links need to be added to avoid extra road congestion</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO5337
<b>Full Name</b>	Miss Giulietta Cinque

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	More help needs to be given to help the current smaller local shops in the villages survive, rather than build more out of town sites. Refurbish the whole of the Marlowes in Hemel, which is a dump. It is a huge site but with few decent or useful shops and the parking is horrific to access. It is preferable to go to Watford or anywhere else with a large shopping centre, such as either of the Westfields. Provide a local bus service that links Kings Langley station, the Ovaltine area, and the higher areas of the village near the common with the village centre and the business parks, with no more than a 15 minute interval so that residents of the lower and higher areas can get to the village centre and business parks for shopping / chores and pleasure without having to drive/park.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO5404
<b>Full Name</b>	Mr John Ingleby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The Council should do everything possible to support local shops, cafes, pubs and other High Street businesses, including "corner stores" which are within walking distance of homes, thereby avoiding car journeys.  For example "Doolittle's Pets" shop recently closed in Kings Langley High Street following the increase in business rates. Consequently, buying pet foods in quantity and other pet requirements now involve a car journey.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO5410
<b>Full Name</b>	Mr Pdraig Dowd
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>However, you need to firmly limited additional food outlets; leaving aside entities wanting to add supply, existing town centres already suffer from lack of support services for such outlets such as traffic flow, parking, etc. and the consequential impact of incremental developments are not taken into account. The M&amp;S outlet in Berkhamsted is a good example of the lack of wider considerations.</p> <p>Regeneration of town centres in other ways is also to be considered as edge of town/out of town development simply means that the previous town centre is left behind.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO5496
<b>Full Name</b>	Mr Garrick Stevens
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Yes but...</p> <p>Agree retail development should be focused on Berkhamsted town centre to retain economic viability, vibrancy and character of this thriving market town.</p> <p>Care should be exercised when selecting sites for major shopping centres – these can become magnets for high numbers of vehicle movements adding to local congestion and adversely affecting air quality e.g. Apsley</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO5652
<b>Full Name</b>	Mr Nigel Vanner
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Surely the key issue which is not addressed in your proposal is how to stop small independent shops in Tring and Berkhamsted being forced to closed due to spiralling rents and business rates.</p>
<b>Include files</b>	

<b>Number</b>	Question 23
<b>ID</b>	LPIO5750
<b>Full Name</b>	Dr Lucy Murfett
<b>Company / Organisation</b>	Chilterns Conservation Board
<b>Position</b>	Planning Officer
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Retailing has changed. Technology and delivery systems are likely to bring further revolutionary changes to retailing over the plan period. The plan should look ahead to prepare for the changes, which are likely to mean a reduced need for conventional large format retail floorspace.</p> <p>Flexible approaches such as co-location of village services (shop/post office/pub/cafe/delivery point) may help retain facilities in the rural areas.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO5875
<b>Full Name</b>	Mr Michael Lelieveld
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	We concur with the response provided by Berkhamsted Town Council to this question (being Yes, but....).
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO5876
<b>Full Name</b>	Mr Michael Lelieveld
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	We concur with the response provided by Berkhamsted Town Council to this question (being Yes, but....).
<b>Include files</b>	
<b>Number</b>	Question 23

<b>ID</b>	LPIO5904
<b>Full Name</b>	Mr Grahame Partridge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO5981
<b>Full Name</b>	Ms Fiona Coulling
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Providing these are reflective of the character of the larger villages and do not replicate facilities in the main towns as this will displace trade.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO6033
<b>Full Name</b>	Mr Peter Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	.The building of a new supermarket (Lidl)at Gossoms End will extend the retail centre to the western extremity of the town and create saturation of the supermarket provision in the town. It will also cause major congestion and pollution in an already polluted area. The plan fails to recognise this.

<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO6051
<b>Full Name</b>	Georgina Tregoning
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I would prefer any retail development to be encouraged to use current town centre premises, with consideration given to parking e.g. the 1 hour free parking in Tring, which means that it is easy to shop locally.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO6277
<b>Full Name</b>	Ms Ann Hetherington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I agree that town centres should remain central . The opposite is happening in Tring at the moment. At the point we are discussing increased housing, all three banks are closing, there is only one small post office and I'm unsure of the situation with the only petrol station but it was proposed for housing development.  We should be encouraging the maintenance and development of local shopping, and ensuring that towns and villages remain viable.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO6331
<b>Full Name</b>	Miss Lucy Muzio
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Lower rents and perhaps you would be able to make use of all the empty retail units around Hemel

	Rather than building more no one will be able to afford.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO6366
<b>Full Name</b>	Mr andrew miller
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The high churn of existing retail units and the % of empty units are either following the trend of increased internet shopping or that business rates are to high hence the closures/churn.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO6472
<b>Full Name</b>	Mrs anna silsby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Anybody heard of online shopping and Amazon???? This policy should look 5-25 years ahead. Given the growth rate of online shopping the focus should be on the delivery and road & storage infrastructure; not on building new retail parks or shops.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO6517
<b>Full Name</b>	Mr Nicholas Ring
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	We must protect our village community and town high streets and the shopping facilities that they provide in preference to large out of town developments which will further add to existing traffic problems.

<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO6671
<b>Full Name</b>	Mr Patrick Walsh
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The Marlowe is like Desolation Row on a good day. Kings Langley high street is blighted by lack of parking interminable queues of traffic.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO6694
<b>Full Name</b>	Mr Nick Hollinghurst
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	see my answer to Q5. Approach here is inappropriate to the smaller towns.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO6736
<b>Full Name</b>	Mr Geoff Latham
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Quite frankly the present provision is a shambles (but not as I used to know them!). Hemel Hempstead is dead. 35 years ago it was possible to drive in easily, park close by easily for free and go to a range of shops. Now, it may be possible to get in easily depending on time of day, parking is expensive if it can be found, and the shops are pathetic.  The landscaping work is excellent as is the restoration of the water gardens. It cannot be co-incidence that the



	<p>provision has fallen in line with the attrition against the motorist, including ridiculous access restrictions.</p> <p>It is also a complete waste of resource that whole streets of potential parking are kept empty with resident only parking at times the centre could be accessed, whilst the displaced residents in their cars are probably looking for parking in some other equally afflicted area.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO6818
<b>Full Name</b>	Helen Cole
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	If Tring is to expand it must retain a bank to provide essential cash services to businesses and residents.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO6958
<b>Full Name</b>	Mr Edward Castle-Henry
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>No, I feel there is plenty of retail available already, and if the demand rises the shops can always stock more.</p> <p>Retail also contributes to much of the environmental problems we are facing, fueling our throw away society by encouraging consumers to buy cheap, increasing the wastage once built in obsolescence kicks in while they try to emulate their celebrity idols.</p> <p>We need shops for things, dont get me wrong but we have plenty, and more retail parks are not what are needed, especially if you are sacrificing greenbelt land for housing, it would appear we are running out of land, and we cannot have it all.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO6999
<b>Full Name</b>	mr michael hicks
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>This approach is great for large areas like hemel Hempstead marlows. The market town high streets are suffering as this model does not work any more.</p> <p>The market town high streets require a more flexible mixed approach</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO7113
<b>Full Name</b>	Mr & Mrs Fox
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the ‘Issues &amp; Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG’s responses under our names.</p> <p><b>BRAG RESPONSE TO Q23 (FULL DOC ATTACHED TO Q46)</b></p> <p>Question 23</p> <p><i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p>Yes but</p> <p>Not convinced DBC understand the area. M&amp;S Berkhamsted is not ‘out of centre’</p> <p>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</p> <p>However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</p>

	<p>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</p> <p>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO7324
<b>Full Name</b>	Brian and Heidi Norris
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>We fully understand the need for additional housing in this country, but it should not be to the detriment of towns such as ours. We do not intend to reply to the 46 questions one by one, but support the answers given by the Berkhamsted Citizens' Association and the Berkhamsted Residents Action Group and support Option 1B in the Strategy Plan. Even this number of 600 further homes is, in our view, more than enough, but we understand that is an existing commitment.</p> <p>BRAG response to Question 23 (please note full document is attached to Q46)</p> <p>Question 23</p> <p><i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p>Yes but</p> <p><input type="checkbox"/></p> <p>Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</p> <p><input type="checkbox"/></p> <p>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</p> <p><input type="checkbox"/></p> <p>However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</p> <p><input type="checkbox"/></p>

	<p>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</p> <p><input type="checkbox"/></p> <p>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past</p> <p>these proposed 'centres' have been shown not to be commercially sustainable</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO7865
<b>Full Name</b>	Dr Peter Chapman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO7949
<b>Full Name</b>	Mr Norman Groves
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I would like to confirm that I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>BRAG RESPONSE TO Q23</p> <p><input type="checkbox"/></p> <p>Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'ut of centre' Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of</p> <p>this thriving market town</p> <p><input type="checkbox"/></p> <p>However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to</p>

	<p>achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</p> <p><input type="checkbox"/></p> <p>Any plans for additional supermarket space either in the centre or at 'ocal centres'should be discouraged if the vitality of the town as a community centre is to be continued.</p> <p><input type="checkbox"/></p> <p>Viability of 'ocal centres'must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'entres'have been shown not to be commercially sustainable</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO7998
<b>Full Name</b>	Mr Michael Nidd
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>however.....</p> <p>Dacorum has already done its best (worst?) to destroy the viability of Hemel Hempstead town centre through granting consents for large retail developments "out of town" at Jarman Fields and Apsley Mills, the latter in a location ill-served by the road network and with no practical means of relief. The commercial viability of any 'local centres' included in proposals must be proven before acceptance as part of a development plan for any site. Experience suggests that such 'centres' in some cases prove not to be commercially sustainable and cause other problems including anti-social behaviour when the area becomes a gathering-ground for local nee'r-do-wells.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO8252
<b>Full Name</b>	Breege Curtis
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Objection 3: • <b>P61 refers to the building of a Shopping Centre in Kings Langley</b></p> <p>The scale of the development would be out of scale with the size of the existing historical village as well as disrupt the village high street which currently serves the local community very well as well as a bus service to larger towns and locations for larger shopping complexes and supermarkets.</p>
Include files	
Number	Question 23
ID	LPIO8446
Full Name	Mr Peter Shell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Because of the above I am not in a position to myself provide detailed answers to all the questions, but have seen the response prepared by BRAG and agree with their comments which should also be regarded as my own.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO8545
<b>Full Name</b>	Mrs Sarah Rees
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO8572
<b>Full Name</b>	Helen & Stuart Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action group have responded in full to the issues and options consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation the we wish DBC to duplicate BRAG's responses under our name.</b></p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO8621
<b>Full Name</b>	Spencer Holmes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p>



	<p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO8638
<b>Full Name</b>	Mr Peter Curtis
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Objection 3: • P61 refers to the building of a Shopping Centre in Kings Langley</b></p> <p>The scale of the development would be out of scale with the size of the existing historical village as well as disrupt the village high street which currently serves the local community very well as well as a bus service to larger towns and locations for larger shopping complexes and supermarkets.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO8668
<b>Full Name</b>	MRS G RUSSELL
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No 1- We do not need any more out of town retail outlets.
Include files	
Number	Question 23
ID	LPIO8705
Full Name	MR NIGEL EGERTON-KING
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Retail development should be centred on Berkhamsted town centre to make sure it continues to thrive.
Include files	
Number	Question 23
ID	LPIO8735
Full Name	Mrs Pat Berkley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I/we request you accept this as confirmation that I/we wish DBC to duplicate BRAG's responses under my/our name.</b></p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO8834
<b>Full Name</b>	Mr Lawrence Sutton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> <li>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO9150

Full Name	AMANDA AND PATRICK MCGRATH
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Retail &amp; Leisure</p> <p>We are well served for retail and Leisure in Apsley, Hemel Hempstead, Jarman Park and Watford and do not see this as a priority in the context of the above issues.</p> <p>As parents we are supportive of seeking options for affordable housing so that our son and his generation can hope to own or rent a property in the south east in future, and the proposal of 50 homes in Kings Langley does not seem unreasonable but sites need to be chosen with great care so as not to exacerbate existing capacity and congestion problems</p> <p>We, like others we know have moved into to Kings Langley for its village community and rural surrounds and would hate to see it swallowed up in what could eventually become one large conurbation of Hemel Hempstead, Apsley, Nash Mills and Watford.</p> <p>We would be grateful if you could confirm receipt and take every consideration to the very real and genuine concerns of our strong community.</p>
Include files	
Number	Question 23
ID	LP109768
Full Name	Aly MacLean
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</b></p> <p><b>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p>

	<p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LP109816
<b>Full Name</b>	Mr Paul Wardle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</b></p> <p><b>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve</li> </ul> </li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO9991
<b>Full Name</b>	mr Kevin Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO10039
<b>Full Name</b>	Jill Mewha
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> </ul> </li> <li>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO10108
<b>Full Name</b>	Melanie Frankel
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
Include files	
Number	Question 23
ID	LPIO10156
Full Name	Natalie Crane
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in



	<p>the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO10213
<b>Full Name</b>	Mr Tim Beeby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LP1010260
<b>Full Name</b>	John and Jane Beeley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>....</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LP1010310
<b>Full Name</b>	Kathleen Lally
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am writing in response to the latest plan for housing development in Berkhamsted, most of which suggests an excessive and impractical number of new houses. I have read your Local Plan 2017 and I have read the reply of Berkhamsted Residents' Action Group (BRAG) and agree that <u>Option 1B is the only option acceptable.</u></p> <p>I agree entirely with the BRAG response to your plan.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be</li> </ul>

	discouraged if the vitality of the town as a community centre is to be <ul style="list-style-type: none"> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO10358
<b>Full Name</b>	J&P Savage
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Secondly, the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO10424

Full Name	Mr Daniel Parry
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
Include files	
Number	Question 23
ID	LPIO10473
Full Name	David Burbidge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

<p><b>Your response - Please add your response here</b></p>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, <b><u>I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name</u></b></p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 23</p>
<p><b>ID</b></p>	<p>LPIO10523</p>
<p><b>Full Name</b></p>	<p>Mr Stephen Doughty</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>Yes</p>
<p><b>Your response - Please add your response here</b></p>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>I would however like to make a few specific comments.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p>

	<p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LP1010571
<b>Full Name</b>	Mr Roger Petts
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion</li> </ul> </li> </ul>

	<p>and pollution in an already polluted area. There appears to be no plan to mitigate</p> <ul style="list-style-type: none"> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO10618
<b>Full Name</b>	Simon Chilton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	



Number	Question 23
ID	LPIO10668
Full Name	Sally and David Williams
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please register as support for BRAG's submission.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
Include files	
Number	Question 23
ID	LPIO10716
Full Name	Mrs Jenny Jenkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p>

	<p>However, I would like to emphasise a few of the most important points within that response that I strongly agree with:</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO10809
<b>Full Name</b>	Grant Imlah
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Moreover i am aware that The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> </ul>

	<ul style="list-style-type: none"> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO10862
<b>Full Name</b>	Sheila Dawkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have studied the above plan, accessed the BRAG website, and attended the Berkhamsted Citizens Association Visioning Evening on 15 November and the Berkhamsted Town Council presentation on 22 November.</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in</li> </ul> </li> </ul>

	<p>the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</p> <ul style="list-style-type: none"> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO10910
<b>Full Name</b>	Jean Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO10959
<b>Full Name</b>	Christopher Stafford
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO11010
<b>Full Name</b>	Mrs Patti Whittle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO11056
<b>Full Name</b>	J M Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO11137
<b>Full Name</b>	Cally Emmas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<b>Yes but</b> <ul style="list-style-type: none"> <li>Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> <li>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>

Include files	
Number	Question 23
ID	LPIO11184
Full Name	Mr Neil Aitchison
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 23
ID	LPIO11231
Full Name	Jon Rollit
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> </ul>

	<ul style="list-style-type: none"> <li>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO11281
<b>Full Name</b>	Kate Locke
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>In addition I would reiterate the extensive points made in the BRAG response to the 'Issues &amp; Options' consultation. I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. The Berkhamsted Residents Action Group (BRAG) has responded in full.</p> <p>In addition, I like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO11369
<b>Full Name</b>	Ms Lorraine Gilmore



Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>BRAG has responded in full to the 'Issues &amp; Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish Dacorum Borough Council (DBC) to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasise some of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
Include files	
Number	Question 23
ID	LPIO11418
Full Name	Conian
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

<p><b>Your response - Please add your response here</b></p>	<p>I am writing in response to the current consultation to register my views on the proposals.</p> <p>As the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and to avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response, to add some of my own comments.</p> <p>....</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 23</p>
<p><b>ID</b></p>	<p>LPIO11466</p>
<p><b>Full Name</b></p>	<p>Mr Aron Wood</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>No</p>
<p><b>Your response - Please add your response here</b></p>	<p><u>Economic Benefits</u></p> <p>It appears to me that southern Hemel Hempstead and Kings Langley residents tend to shop in Watford and St Albans thus offering little benefit to Dacorum businesses.</p> <p>With the levels of traffic in both Apsley and Kings Langley and the very limited parking it is almost impossible to simply 'pop' into a local shop.</p>

	Apsley is already becoming a London 'commuter town' – this will surely become worse as is plainly obvious with the Aspen Park development – and therefore offers very little benefits the to local area other than perhaps the large supermarket chains.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO11486
<b>Full Name</b>	Mr Alan Ledger
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Retail development should be centred on Berkhamsted town centre to make sure it continues to thrive.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO11527
<b>Full Name</b>	Ms Eliza Hermann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	It is difficult to discern any "proposed approach" to meeting future retail needs as the consultation document states (at 7.4.9 through 7.4.11) that a study is underway and no conclusions have been reached. That said, I do believe retail activity needs to remain concentrated in the town centres as specified in the 2006-2031 Core Strategy.  Please note the new M&S food store in Berkhamsted is most assuredly in the town centre, contrary to what is stated at 7.4.3.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO11607
<b>Full Name</b>	Janet and James Honour
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
Include files	
Number	Question 23
ID	LPIO11762
Full Name	Edmund Hobley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options'</b>

consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.

...

**Brag Response to question 23 (please note full document is attached to Q46)**

**Question 23** *Do you agree with the proposed approach to meeting future retail needs?*

- Not convinced DBC understand the area. M&S Berkhamsted is not 'out of centre'
- Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town
  - However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.
- Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.
- Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable

<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO11912
<b>Full Name</b>	Janet Mason
<b>Company / Organisation</b>	Berkhamsted Town Council
<b>Position</b>	Town Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town.</p> <p>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</p>
<b>Include files</b>	

Number	Question 23
ID	LPIO11958
Full Name	Dee Sells
Company / Organisation	Markyate Parish Council
Position	Parish Clerk/ RFO
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<i>We are concerned that there is only so much demand for products like food, yet there are now more and more shops being opened – two Aldi in Hemel Hempstead for example. Some must fail. Out of town centre outlets normally mean cars not buses to access them. Is there any way that town centre sites can be made more attractive to the big chains?</i>
Include files	
Number	Question 23
ID	LPIO12060
Full Name	David Wilyman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 23. Please note full document is attached to Question 46</p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion</li> </ul> </li> </ul>

	<p>and pollution in an already polluted area. There appears to be no plan to mitigate</p> <ul style="list-style-type: none"> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO12151
<b>Full Name</b>	Ray Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p> <p>Standard BRAG response to Question 23. Please note full document is attached to Q46.</p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO12215
<b>Full Name</b>	Douglas & Christina Billington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO12294
<b>Full Name</b>	Richard Frankel
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	



<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 23. Please note full document is attached to Question 46.</p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO12357
<b>Full Name</b>	Mr Brian Kazer
<b>Company / Organisation</b>	Tring in Transition
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>No</b></p> <p>Report expected at para 7.4.9 noted.</p> <p>Existing policy discussed at 7.4.4, "<i>This states new retail development will be allowed outside these areas only if it is assessed to be acceptable in terms of the sequential</i></p>

	<p><i>approach (referred to above) and the impact on existing shopping areas <b>would be limited.</b></i> We strongly feel that “would be limited” should be changed to “insignificant” because of the “one stop shop” factor in larger shops adversely impacting small independent shops especially when larger companies shift their stocking policy after opening, as happened at Tesco Tring resulting in closure of independent shops in Tring.</p> <p>We agree that local shops will be needed on large developments.</p> <p>In addition to shifting shopping habits due to Internet shopping, there is increasing use of food delivery-to-home services, and reducing use of Superstores.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO12438
<b>Full Name</b>	Judy Halden
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues &amp; Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG’s responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 23. Please note full document is attached to Question 46.</p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not ‘out of centre’</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at ‘local centres’ should be</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO12486
<b>Full Name</b>	Meenakshi Jefferys
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	

<b>Number</b>	Question 23
<b>ID</b>	LPIO12533
<b>Full Name</b>	Mrs Jane Barrett
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response for Question 23. Please note full document is attached to Question 46.</p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO12582
<b>Full Name</b>	mr paul healy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO12632
<b>Full Name</b>	Merrick Marshall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p>

	<p>However, I would like to take this opportunity emphasise just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO12681
<b>Full Name</b>	Monika & Casper Gibilaro
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under our name</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LP1012729
<b>Full Name</b>	Lorna Ginn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Here are my comments on the new Local Plan</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion</li> </ul> </li> </ul>

	<p>and pollution in an already polluted area. There appears to be no plan to mitigate</p> <ul style="list-style-type: none"> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO12778
<b>Full Name</b>	Mr Raymond Phipps
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I wish to comment as follows to the Strategic Options Consultations. In general I follow the comments made by BRAG.</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO12825



Full Name	Ingrid Carola McKenna
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>In addition, I draw attention to some of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
Include files	
Number	Question 23
ID	LPIO12873
Full Name	Mr Stephen Lally
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

<p>Your response - Please add your response here</p>	<p>Rather than repeat the BRAG response, with which I completely agree, I will highlight some key points that are important to me.</p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 23</p>
<p><b>ID</b></p>	<p>LPIO12927</p>
<p><b>Full Name</b></p>	<p>Jon Whittle</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>Yes</p>
<p>Your response - Please add your response here</p>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO12976
<b>Full Name</b>	Edward Keane
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> </ul> </li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO13025
<b>Full Name</b>	Bettina Deuse
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</p> <p>...</p> <p><b>BRAG response to question 23 below (full BRAG response see question 46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	

Number	Question 23
ID	LPIO13078
Full Name	Mr Paul Tinworth
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>I wish to express my full agreement with the response from the Berkhamsted Residents Action Group regarding Dacorum's Local Plan.</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
Include files	
Number	Question 23
ID	LPIO13126
Full Name	Hilary Dann
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options'</b>

consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-

...

**BRAG response to Question 23 (please note full document is attached to Q46)**

**Question 23** *Do you agree with the proposed approach to meeting future retail needs?*

- Not convinced DBC understand the area. M&S Berkhamsted is not 'out of centre'
- Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town
  - However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.
- Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.
- Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable

<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO13392
<b>Full Name</b>	Mrs Christine Mitchell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO13393
<b>Full Name</b>	Mr Alan Mitchell
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes
Include files	
Number	Question 23
ID	LPIO13460
Full Name	Mrs Catherine Imber
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response</p> <p>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of the town.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO13508
<b>Full Name</b>	Deborah Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO13563
<b>Full Name</b>	Mr Alan O'Neill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	



<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation.</p> <p>To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO13616
<b>Full Name</b>	Sue O'Neill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation.</p> <p>To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p>

	<p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO13678
<b>Full Name</b>	Tim Uden
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> </ul>

	<ul style="list-style-type: none"> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO13743
<b>Full Name</b>	Edward Hatley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request that you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO13793
<b>Full Name</b>	Mr Roger Didham
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23

<b>ID</b>	LPIO13848
<b>Full Name</b>	Alex Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO14018
<b>Full Name</b>	Danny Jennings
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I would like to register our joint support of the opinions of Berkhamsted Town Council, Berkhamsted Residents Action Group and the Berkhamsted Citizens Association regarding Dacorum's Local Plan.</p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO14067
<b>Full Name</b>	Mr John Goffey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>In order to avoid duplication, we request that DBC consider this response as supportive of all the points raised by Berkhamsted Residents Action Group (BRAG) in their comprehensive response to the DBC <i>Issues and Options</i> document. We would, in addition, like to add the following points concerning Question 33 of the above document.</b></p> <p>...</p>

	<p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO14115
<b>Full Name</b>	Sue Elleray
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>..</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO14166
<b>Full Name</b>	Mr Richard White
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I disagree with the Dacorum Local Plan proposals for the reasons stated in the BRAG response</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>



<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO14308
<b>Full Name</b>	Ms Vicky Tattle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO14359
<b>Full Name</b>	Mr Humphreys
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	As it stands it does not seem sufficient
Include files	
Number	Question 23
ID	LPIO14395
Full Name	Ray Tattle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
Include files	
Number	Question 23
ID	LPIO14444
Full Name	Giselle Okin
Company / Organisation	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO14493
<b>Full Name</b>	Mr David Griffin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><i>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</i></p>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO14770
<b>Full Name</b>	Ms Paula Farnham
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has (or will be) responded (ing) in full to the 'Issues &amp; Options' consultation. I could make similar comments in response, but in order to make this simple, please accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p>However, I would like to take this opportunity to emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO14841
<b>Full Name</b>	Bev Mckenna
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, please take this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>In addition, I draw attention to some of the most important points within that response</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO14888
<b>Full Name</b>	Mr Michael Curry
<b>Company / Organisation</b>	Tring Town Council
<b>Position</b>	Town Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>In terms of major sites the approach is appropriate, but misdirected. Rather than looking at the square meterage, the focus should be on generating economic vibrancy in the Borough's High Streets.</p> <p>The ethos as articulated in 'The Grimsey Review An Alternative Future For the High Street Conclusion 1' should be adopted:</p> <p><i>"Town centre/high street plans must encompass a complete community hub solution incorporating health, housing, education, arts, entertainment, business/office space, manufacturing and leisure, whilst developing day time, evening time and night time cultures where shops are just part of the solution"</i></p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO14944
<b>Full Name</b>	Malcolm and Jill Allen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, I/we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO14993
<b>Full Name</b>	Mr Clive Freestone
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take</p>

	<p>this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO15043
<b>Full Name</b>	Mr & Mrs D A Simmons
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. We request you accept this summary as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>We would like to take this opportunity to emphasize a few of the most important points within that response, <b><i>in particular our response to Q25.</i></b></p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p>



	<ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town <ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate</li> </ul> </li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO15270
<b>Full Name</b>	Caroline Manson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I would like to register my views on the current consultation regarding the proposed developments in Dacorum and in particular Berkhamsted, where I have been a resident for over 20 years.</p> <p>I am attaching the more detailed comments compiled by the Berkhamsted Residents Action Group, which I fully support.</p> <p>Thank you for your consideration of my views and I hope that you will make a decision which protects the current character of our beautiful Market Town.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23: Do you agree with the proposed approach to meeting future retail needs?</b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> </ul>

	<ul style="list-style-type: none"> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO15322
<b>Full Name</b>	Mr Alan Conway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has already responded to the Issues &amp; Options Consultation. I have studied their comments and confirm that I support the arguments put forward in their submission.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for</li> </ul>

	any site. In the past these proposed 'centres' have been shown not to be commercially sustainable
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO15371
<b>Full Name</b>	Sue Wolstenholme
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I write in support of the submission made by the Berkhamsted Residents Action Group who have written and represented very clearly the views of many Berkhamsted Residents.</p> <p>Standard <b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town.</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO15433
<b>Full Name</b>	Nick Hanling
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and I have attached their response which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO15481
<b>Full Name</b>	Sarah and Nigel Tester
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and I have attached their response which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my</p>

view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.

I would like to take this opportunity emphasize some of the most important points within that response.

**BRAG response to Question 23 (please note full document is attached to Q46)**

**Question 23** *Do you agree with the proposed approach to meeting future retail needs?*

**Yes but**

- Not convinced DBC understand the area. M&S Berkhamsted is not 'out of centre'
- Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town
- However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this
- Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued
- Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable

<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO15537
<b>Full Name</b>	Miss Tanya Assarat
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept the attached document of this as confirmation and that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p>

	<ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO15586
<b>Full Name</b>	Melanie Llewellyn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am writing to support the submissions by The Berkhamsted Town Council, the Berkhamsted Residents Action Group and The Berkhamsted Citizens Association opposing further development in Berkhamsted.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be</li> </ul>

	discouraged if the vitality of the town as a community centre is to be continued <ul style="list-style-type: none"> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO15653
<b>Full Name</b>	Mr James Honour
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have attended the presentation and have read the Berkhamsted Residents Action Group response to the questions posed.</p> <p>I can agree with all their extensive points and request that you accept this as confirmation i wish to duplicate their responses under my name.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO15712
<b>Full Name</b>	Mark Pawlett
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Please see attached a report provided by the Grove Road Residents Association. I can confirm that I am a member and as such support this document.</b></p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
Include files	
Number	Question 23
ID	LPIO15760
Full Name	Maria & Colin Sturges
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>I believe the proposed Local Plan lacks vision and fails to keep the character of Dacorum. Less than 6 months ago (16th July) the previous 25 year plan was approved and that took 10 years in the making, and now we are being asked to approve a new plan having just agreed to an additional 500 houses in Tring. If the worst case scenario of the plan were to take place this would result in a 60% increase of the town of Tring. I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town...</b></p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a</p>



	manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO15807
<b>Full Name</b>	David Kerrigan
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I fully endorse the BRAG submission on this, which is worth pointing out as I have not answered some questions, and have bundled answers to others under what seems to be the most critical one – Question 40 eliciting support or otherwise for Option 1B.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO15983
<b>Full Name</b>	Mr Robert Sellwood
<b>Company / Organisation</b>	The Crown Estate
<b>Position</b>	
<b>Agent Name</b>	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The plan will need to consider the form and size of the retail component of the new local centres forming part of the new strategic allocations.
Include files	
Number	Question 23
ID	LPIO16065
Full Name	Dave Thomas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please find the attached document describing issues and options that I and many other residents of Tring have addressed regarding housing development</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
Include files	
Number	Question 23
ID	LPIO16119
Full Name	Helen and Aaron Talbot
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	We attach the report commissioned by Grove Fields Residents Association which we believe should be taken into consideration with regards to proposed plans for increased housing for Tring. We are a small town and the plans for huge new housing developments (some on Green Field sites) should be considered in the light of this.

	<p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO16178
<b>Full Name</b>	Stuart Mcgrory
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached report which I fully endorse. There seems to be a complete lack of vision in the proposals and lack of concern about what it will do to the infrastructure of the town.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO16235
<b>Full Name</b>	Stuart Mears
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I write in regards to your "Issues and Options Consultation Local Plan to 2036".</p> <p>I fully support the analysis and conclusions of the Issues and Options Response prepared by the Grove Fields Resident Association.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
Include files	
Number	Question 23
ID	LPIO16296
Full Name	Kitty Thomas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>please find the attached report written on mine and other residents request.</b></p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
Include files	
Number	Question 23
ID	LPIO16358
Full Name	Aaron Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I support GFRA responses see below.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO16405
<b>Full Name</b>	Ruth and Stephen Wright
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</b></p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already</li> </ul>

	<p>polluted area. There appears to be no plan to mitigate this</p> <ul style="list-style-type: none"> <li>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO16471
<b>Full Name</b>	Andrew Yeomans
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>I endorse the attached reports from the Chiltern Countryside Group and the Grove Fields Residents Association, regarding the local plan consultation.</b></p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO16547
<b>Full Name</b>	Ian Emmas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	<p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>. Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>. Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>. However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> <li>. Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>. Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO16575
<b>Full Name</b>	mr Ian Passey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	All the mention of retail in the documen does not seem to take account of current / future trends of necessary goods and services.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO16684
<b>Full Name</b>	Katie Parsons
<b>Company / Organisation</b>	Historic England
<b>Position</b>	Historic Environment Planning Advisor
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The historic environment is an important part of the Borough's employment, retail and tourism sectors, contributing to attractive, locally distinct places people want to visit, work and shop. The consultation document does not refer to the historic environment</p> <p>within the economy chapter. It is recommended that the role the historic environment has to play in economy and the opportunity for growth it provides and how it reinforces local character is better recognised.</p> <p>The Local Plan should ensure that new employment and tourism related site allocations are sustainably located and avoid harm to heritage assets and their settings, while existing sites and facilities are carefully managed. Addressing visitor management issues, particularly access and travel issues, needs to be sensitive to the historic environment.</p> <p>The Local Plan should ensure that new retail sites are sustainably located and avoid harm to heritage assets and their settings, while town and local centres are enhanced and carefully managed. Increasing the diversity of uses of uses within town centre locations can be beneficial to the historic environment if handled carefully, by allowing for a more active and vibrant centre. We would advise caution in relation to increasing out of town retail provision as this can often have a negative impact upon the vitality and viability of town and local centres, which can have associated adverse effects for the historic environment (e.g. Vacant units, dilapidated buildings and public realm etc.).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO16830
<b>Full Name</b>	Jon G. Wright Dawn Sanders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>As a member of the Grove Field Residents Association, I am in broad agreement with their conclusions.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres</p>



	including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO16898
<b>Full Name</b>	Jan Mcgrory
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Having read the document submitted by the grove fields residents association, I concur whole heartedly with its findings</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO16986
<b>Full Name</b>	Chris Pike
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please register my support for this report by Grove Fields Residents Association.</p> <p>I support this whole heartedly.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre</p>

	of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO17043
<b>Full Name</b>	Jade Holmes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO17100
<b>Full Name</b>	Grahame Senior
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I support and endorse the views expressed in the attached document as a member of GFRA</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p>

	We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO17139
<b>Full Name</b>	D. Phillips
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I fully concur with the comments attached from BRAG. The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid fill repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for</li> </ul>

	any site. In the past these proposed 'centres' have been shown not to be commercially sustainable
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO17233
<b>Full Name</b>	Debbie Crooks Pam Moss
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO17291
<b>Full Name</b>	Margaret and Andrew Pike
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>We wish to object most strongly to the plan to build any more dwellings in Berkhamsted and fully support all the arguments that the Berkhamsted Residents Action Group (BRAG) have put forward.</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
Include files	
Number	Question 23
ID	LPIO17347
Full Name	Mr David Parker
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</b></p> <p>...</p>

	<p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO17399
<b>Full Name</b>	Lesley Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 23 below (copy of full response attached to question 46)</p> <p><b><i>Do you agree with the proposed approach to meeting future retail needs?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• We are not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past, these proposed 'centres' have been shown not to be commercially sustainable</li> <li>• When Tesco wanted to develop Stag Lane some years ago DBC vociferously argued for only town</li> </ul>

	centre shopping developments, what has led to this change of tune?
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO17454
<b>Full Name</b>	Sara Bell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I believe you have already received the attached from planning consultants on behalf of the Grove Fields Residents Association. As a community member strongly opposed to the suggested development, I felt it necessary to re-send the report with my own comments on the matter.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO17513
<b>Full Name</b>	Emma Talbot
<b>Company / Organisation</b>	The Little Cloth Rabbit
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Please find attached a report (GFRA) about the proposed development of Tring.</b></p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre</p>

	<p>of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p> <p>...</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO17561
<b>Full Name</b>	MR DAVID BROWN
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 23 below (copy of full response attached to question 46)</p> <p><b><i>Do you agree with the proposed approach to meeting future retail needs?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• We are not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past, these proposed 'centres' have been shown not to be commercially sustainable</li> <li>• When Tesco wanted to develop Stag Lane some years ago DBC vociferously argued for only town centre shopping developments, what has led to this change of tune?</li> </ul>



<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO17620
<b>Full Name</b>	Paul Hembury
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>I am writing to express my concern over the proposed development of Tring as set out in the Issues and Options Consultation Local Plan to 2036. The attached report (GFRA) by Next Phase Planning &amp; Development details my concerns comprehensively.</b></p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO17694
<b>Full Name</b>	Michael and Jill Sanders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>As Members of the Grove Fields Action Group we have commissioned the attached report, at great expense, which indicates how strongly we feel about these proposals. This report sets out in great detail our concerns, far more eloquently than we could do ourselves.</b></p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth</p>

	should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO17743
<b>Full Name</b>	Diana Woodward
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have read the submissions made to you by the Berkhamsted Citizens Association and the Labour Party, and would like to endorse the views they express.</p> <p>BCA response to Question 23 below - full document attached to Question 46</p> <p><b><i>Do you agree with the proposed approach to meeting future retail needs?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• We are not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past, these proposed 'centres' have been shown not to be commercially sustainable</li> <li>• When Tesco wanted to develop Stag Lane some years ago DBC vociferously argued for only town centre shopping developments, what has led to this change of tune?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO17799
<b>Full Name</b>	John and Helen Osborne

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</b></p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
Include files	
Number	Question 23
ID	LPIO17857
Full Name	David and Jane Elsmore
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</b></p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
Include files	
Number	Question 23

<b>ID</b>	LPIO17915
<b>Full Name</b>	Dave Davies
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Please find attached a reports commissioned by a residents association (GFRA) challenging the current plans for additional building in the Tring area.</b></p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18024
<b>Full Name</b>	mr Richard Lambert
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I wanted to quickly summarise how I feel about your plans for the redevelopment of Tring. I visited the recent Public Consultation event held at the Pendley Manor Hotel and had a conversation with a number of people from Dacorum there. The attached document deftly sets out the detailed views, but in summary (GFRA DOCUMEMNT) , my own views can be summarised in a handful of bullet point.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a</p>

	manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18095
<b>Full Name</b>	Mr Graham Bright
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached the response from the Grove Fields Residents Association, which I fully endorse.</p> <p>My personal position, in summary is as follows:</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18152
<b>Full Name</b>	Peter and Cathy Davidson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Further opinions and ideas are given in Grove Fields Consultants report attached</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres</p>

	including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18209
<b>Full Name</b>	Nicky and Dave Hulse
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please see attached the Grove Fields Residents Association's responses to the proposed developments in Tring, which we concur with and of which we are a member</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18262
<b>Full Name</b>	Gail Skelton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am writing as a member and in support of BRAG to voice my concerns over the latest building proposal to my home town. However I have to confess that I usually have the cynical opinion that this will count for very little and to this extent, I sincerely hope that I am proved wrong.</p>

	<p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18322
<b>Full Name</b>	Terry and Jennifer Elliott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We are members of the Grove Fields Residents Association and as such support their recommendations.</p> <p>We are writing in our own capacity as long term residents, (one of us being a local teacher for over 30 years), to add our personal comments regarding the proposed increase in housing in Tring, as a result of the published Strategic Planning Options for the area.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a</p>

	manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18490
<b>Full Name</b>	Melanine Llewellyn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Question 23</b>     <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> </ul> <p>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18536
<b>Full Name</b>	Mrs Juliet Chodzko
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<b>I should like to add my name to the issues put forward in the attached (BRAG Response). I feel</b>



	<p>that the special needs of Berkhamsted have not been considered properly.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18583
<b>Full Name</b>	Captain Andrew Cassels
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</b></p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing</li> </ul>

	<p>major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</p> <ul style="list-style-type: none"> <li>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18629
<b>Full Name</b>	Lindy Weinreb
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b><i>Do you agree with the proposed approach to meeting future retail needs?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>We are not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past, these proposed 'centres' have been shown not to be commercially sustainable</li> <li>When Tesco wanted to develop Stag Lane some years ago DBC vociferously argued for only town centre shopping developments, what has led to this change of tune?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18676
<b>Full Name</b>	Hilary Abbott
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
Include files	
Number	Question 23
ID	LPIO18722
Full Name	Paul and Gillian Jenkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive</b></p>

	<p>points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18768
<b>Full Name</b>	Berkhamsted Citizens
<b>Company / Organisation</b>	Berkhamsted Citizens
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• We are not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor</li> </ul>

	<p>and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</p> <ul style="list-style-type: none"> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past, these proposed 'centres' have been shown not to be commercially sustainable</li> <li>• When Tesco wanted to develop Stag Lane some years ago DBC vociferously argued for only town centre shopping developments, what has led to this change of tune?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18816
<b>Full Name</b>	Lyndsay Slater
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> </ul>

	<ul style="list-style-type: none"> <li>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18864
<b>Full Name</b>	Andrew and Margit Dobbie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18910
<b>Full Name</b>	Katherine Cassels
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</b></p> <p>...</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO18988
<b>Full Name</b>	Mrs Emma Robertson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

Your response - Please add your response here	<p>Please find attached the final report written on behalf of Grove Field Residents Association. It states what we believe to be the best case scenario for Tring with the proposed increase to the town. Please read and include the report findings in your final decision.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
Include files	
Number	Question 23
ID	LPIO19051
Full Name	Barbara Gainsley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>I attended the meeting of Berkhamsted Citizens, and my views are reflected in the conclusions we came to on the night, and our concerns about the proposed development.</b></p> <p><b>Berkhamsted is a town in a valley, it is limited by its geography, and also hugely limited by its resources and infrastructure.</b></p> <p><b>Please accept this email as my response to the proposal, I am in complete agreement with these concerns voiced by our Citizens.</b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• We are not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> </ul>



	<ul style="list-style-type: none"> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past, these proposed 'centres' have been shown not to be commercially sustainable</li> <li>• When Tesco wanted to develop Stag Lane some years ago DBC vociferously argued for only town centre shopping developments, what has led to this change of tune?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19108
<b>Full Name</b>	Bill Ahearn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I wish to register my objections to some of the proposals under consideration on the grounds they are simply too excessive and feel a more moderate scheme as set out in the attached report would be suitable</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19166
<b>Full Name</b>	Ms Sarah Hain
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I completely support the points discussed by the attached Report responding to the DBC planning consultation document. It addresses

	<p>my own emotional and practical concerns about the town in which I live, as well as the wider area concerned, with a professionalism giving expert weight to its conclusions.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19224
<b>Full Name</b>	Grove Fields Residents Association
<b>Company / Organisation</b>	Grove Fields Residents Association
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attach a copy of the formal submission report raised in consultation to the Issues and Options paper on behalf of the Grove Fields Residents Association (GFRA). The GFRA represents 325 people, and I confirm that as of the 11th December 2017, this submission represents the position of all 325 members.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19281
<b>Full Name</b>	Marcus, Jane, Abigail and Jennifer Fox
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Our family ( 4 adults) live in Tring and are extremely concerned about the proposed increase in housing for Tring. We are all members of Grove Fields Residents Association and attended the meetings at Pendley and Tring Town Council so that we could make an informed decision regarding the proposal from Dacorum Borough Council. GFRA response attached.</p> <p>We urge you to consider the issues and proposals in the attached report. Please do not develop Tring and further compromise the town's infrastructure. We feel strongly that green belt land should be preserved for future generations.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19335
<b>Full Name</b>	Stuart, Miranda & Melissa Kay
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p>

	<p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19383
<b>Full Name</b>	Wai Tang and Greg Barfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please note we are aware that the Berkhamsted Residents Action Group (BRAG) has responded in full to the "Issues &amp; Options" consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to add BRAG's responses under our name.</p> <p>We wish to add our concerns to the DBC local plan issues and options consultation.</p> <p>We are particularly concerned about the following</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> </ul>

	<ul style="list-style-type: none"> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19431
<b>Full Name</b>	Philippa Jones
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I enclose a response to the impact of Dacorum Local Plan on Berkhamsted. This document was drawn up by a number of people including myself, and based on the Berkhamsted Citizens meeting on the Local Plan.</p> <p><b>Question 23</b></p> <p><b><i>Do you agree with the proposed approach to meeting future retail needs?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• We are not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for</li> </ul>

	<p>any site. In the past, these proposed 'centres' have been shown not to be commercially sustainable</p> <ul style="list-style-type: none"> <li>• When Tesco wanted to develop Stag Lane some years ago DBC vociferously argued for only town centre shopping developments, what has led to this change of tune?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19486
<b>Full Name</b>	John Wignall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I would like to endorse the findings of the attached report prepared for the Grove Fields Residents Association.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19543
<b>Full Name</b>	Kevin Cullen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please refer to the attached report.(BRAG)</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres</p>

	including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19601
<b>Full Name</b>	Mark Lawson and Sharon Wilkie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I do agree with the principle that more housing is probably required however there has to be a common sense approach to the problem and considerable thought has got to be given to a proper infrastructure and the funding to support that</p> <p>I do hope you take the time to read this report and look at the positives and alternatives in the document which I think is a lot more balanced than I expected</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19657
<b>Full Name</b>	Vivienne Inmonger
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.

	<p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19716
<b>Full Name</b>	John Inmonger
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19770
<b>Full Name</b>	Ben Barth
<b>Company / Organisation</b>	
<b>Position</b>	



Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Here are my comments on the proposed local plan are set out on the attached document which I fully endorse (full document on q 46)</p> <p><b>Question 23</b></p> <p><b><i>Do you agree with the proposed approach to meeting future retail needs?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• We are not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past, these proposed 'centres' have been shown not to be commercially sustainable</li> <li>• When Tesco wanted to develop Stag Lane some years ago DBC vociferously argued for only town centre shopping developments, what has led to this change of tune?</li> </ul>
Include files	
Number	Question 23
ID	LPIO19803
Full Name	Mrs Sagar Patel
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Naturally, as a local independent business, my concern is regarding the commercial element which, if not managed correctly, may result in more harm to the community than good.</p> <p>Markyate is an historic, close knit village with a thriving high street, and despite the closures of some public</p>

houses we have generally managed to stave off any resemblance to the “ghost” street that the nearby Dunstable high street experienced and rose to embarrassment for in the national media. My family purchased a small business on the high street in Markyate in 2008, we invested and risked our life-savings to renovate the store enabling it to become one in which our customers would want to shop in with a range of products tailored for our customers’ tastes, as any genuine village store should. Our customer feedback has proved we achieved this and many were ecstatic to see a struggling and unkempt local business flourish to begin employing local people and provide important services such as regular promotions, personal shopping and delivery for the elderly and donating to truly local charities and youth development. Indeed, these endeavours has resulted in many of our patrons being on a first name basis with our staff and vice versa we aim to strike a personal accord with all who visit our store and continue the warm nature of our high street.

Like us, many of our colleagues’ who run their own businesses on the high street are unique and play a strong part in the community spirit, these businesses are also independently owned by local people who care and provide a personal service of the highest level. However, with the potential of commercial units located away from the high street it may lead to the same problem in Dunstable with multi billion-pound corporations vacuuming local services under one roof with pockets that local businesses just simply cannot compete with.

We should be encouraging shoppers to visit in a central location, the high street, the hub of the village to further drive local businesses and encourage intrinsic growth. I implore you to take a moment to think about the impact you have seen all over the country which such developments. Everybody should have a fair and competing chance at business and survival, we are local people working hard to provide a unique service to the villagers. It would be a shame to see businesses on the high street close after years of loyal service. It was great to see Dacorum Council receptive to the notion of limiting the retail space on Hicks Road to ensure the new commercial units would complement the local high street rather than dominate it. It would be great to see the council protect the high street once again.

I urge you to do the right thing by our community and make changes to allow Small Businesses Enterprises to continue being the cornerstone of the British economy. The high street has a vast range of commercial units all complementing each other, trading well as part of the community spirit as we have been doing for so long and so well.

<b>Include files</b>	
<b>Number</b>	Question 23

<b>ID</b>	LPIO19839
<b>Full Name</b>	Jon Esson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am a member of the Grove Fields Residents Association and support the findings set out in their report as attached</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19923
<b>Full Name</b>	Chris Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am against this development because of the pressure on the infrastructure of Tring, I am also concerned about that effect it will have on traffic and wildlife in the area as it is greenbelt land. (Response GFRA )</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>

<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO19980
<b>Full Name</b>	mrs sue van rhee
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached the document produced on behalf of the Grove Fields Residents Association, which details how strongly we feel about the proposed developments on Green belt land and without the appropriate supporting infrastructure..</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20037
<b>Full Name</b>	Kate and Ben Marston
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>As residents of New Mill, Tring, my husband and I would like to register our response to the Grove Fields Residents Association Report (attached).</p> <p>We agree with the recommendation of the association and Tring Town Council that location TR-HR (Dunsley) is the preferred site for new housing, playing fields and employment site.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre</p>

	of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20094
<b>Full Name</b>	Maurice and Christine O'Keefe
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We are members of the Grove Fields Residents Association and attach below our consultant's response to your planning consultation document.</p> <p>We are all on complete agreement with the findings of this report.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20151
<b>Full Name</b>	Sherry and Haydn Bond
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached a copy of the issues report for Tring.</p> <p>We love living and raising our family in a small market town.</p>

	<p>We believe the expansions planned will make Tring a difficult place to live and thrive.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20209
<b>Full Name</b>	Dianne Pilkington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>To whom it may concern,</p> <p>I am attaching a report commissioned by the Grove Fields Residents Association of which I am a member.</p> <p>I do not believe that the Town of Tring can take a huge increase in population:</p> <p>The schools cannot cope in particular the Secondary school which is already needing to expand to accommodate children already in Tring.</p> <p>The station of Tring serves all surrounding villages and is located outside of the town requiring transport. The local bus service is not sufficient and the car park full by 8 am.</p> <p>In short, as a historic Market Town Tring thrives, but will be irreversibly damaged if over developed. Proper consideration needs to be taken regarding using green belt land which has not been taken. There is not the correct infrastructure in place and I don't believe Tring could support it.</p> <p>Thank you</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing</p>

	infrastructure concerns (including parking and the transport network).
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20257
<b>Full Name</b>	Mr Peter Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have seen the submission to DBC by the Berkhamsted Residents Action Group (BRAG), the contents of which I support.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20312
<b>Full Name</b>	David Clarke
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The attached report was provided to me by the Grove Fields Residents Association. I have reviewed the proposals outlined in the Issues and Options Consultation Local Plan to 2036 Paper, and I believe that the attached report captures the key concerns extremely well. I fully support the points raised in this report and would ask that you carefully consider them before progressing any further. In summary, I do not believe the proposals have been sufficiently thought through and in particular I believe that the fields referred to as "Grove Fields" is clearly unsuitable for residential development. I also believe that the proportion of houses that can be considered to be responsible allocation within Tring should in total be calculated at a maximum of 800 new homes, including the 500 homes that have already been allocated within the Local Plan and have yet to be fully delivered.</p> <p>Please accept this email and the attached report as my feedback on the proposed development of Tring.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20370
<b>Full Name</b>	Deborah Turnbull
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it</p>



	supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20418
<b>Full Name</b>	Jane Collis
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I would like to express my support of option 1B and endorse BRAG's response to the DBC proposals as per the attached. I am concerned by the key features of other options, as follows:</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20479
<b>Full Name</b>	Mr David Parker
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am writing in response to the Issues and Options consultation.</p> <p>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</p> <p>It is a very detailed response to the questions set out in the consultation document and I hope will be given very careful consideration by the Council.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20527
<b>Full Name</b>	DR Brigitta Case
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have attended several meetings, talked with Town Councillors and Dacorum Planners to better understand the Options outlined in the Core Strategy Plan for Dacorum.</p> <p>As a Berkhamsted resident who has enjoyed associations with the town for 50 years, I feel a responsibility to speak out and air my views – shared by many with whom I have spoken on this subject.</p> <p>The 46 Questions have been eloquently answered by many and I support the answers given by both the <b>Berkhamsted Citizens' Association</b> and the <b>Berkhamsted Residents Action Group</b>. It seems to me that there is much repetition of the points made and so I have opted to write in email/letter format to list and outline the main points I feel should be considered.</p>

BRAG and Berkhamsted Citizens responses to this question are below - (the full document response are attached to the two Question 46

**BRAG response to Question 23 (please note full document is attached to Q46)**

**Question 23** *Do you agree with the proposed approach to meeting future retail needs?*

**Yes but**

- Not convinced DBC understand the area. M&S Berkhamsted is not 'out of centre'
- Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town
- However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this
- Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued
- Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable

Berkhamsted Citizens response

***Do you agree with the proposed approach to meeting future retail needs?***

**Yes but**

- We are not convinced DBC understand the area. M&S Berkhamsted is not 'out of centre'
- Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town
- However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this
- Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.
- Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past, these proposed 'centres' have been shown not to be commercially sustainable
- When Tesco wanted to develop Stag Lane some years ago DBC vociferously argued for only town centre shopping developments, what has led to this change of tune?

<b>Include files</b>	
<b>Number</b>	Question 23

<b>ID</b>	LPIO20574
<b>Full Name</b>	Christine Manning
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I would like to support the views put forward by the Berkhamsted Citizens Association in their response to the Core Strategy</p> <p><b><i>Do you agree with the proposed approach to meeting future retail needs?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• We are not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past, these proposed 'centres' have been shown not to be commercially sustainable</li> <li>• When Tesco wanted to develop Stag Lane some years ago DBC vociferously argued for only town centre shopping developments, what has led to this change of tune?</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20646
<b>Full Name</b>	Jane Hawkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I am writing with regards to the proposed development of Tring.

	<p>I am concerned this development has not been investigated correctly. Please see the attached file (GFRA full response)</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20702
<b>Full Name</b>	Keiron Wybrow
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached a response document as commissioned by Grove Fields Residents association which I am a member of.</p> <p>As well as this I would like to make my own personal feelings known.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20750
<b>Full Name</b>	Christopher Townsend
<b>Company / Organisation</b>	
<b>Position</b>	Councillor, Tring Town Council

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>As a member of Tring Town Council I agree with all the responses that have been submitted by Tring Town Council (copy below)</p> <p>In terms of major sites the approach is appropriate, but misdirected. Rather than looking at the square meterage, the focus should be on generating economic vibrancy in the Borough's High Streets.</p> <p>The ethos as articulated in 'The Grimsey Review An Alternative Future For the High Street Conclusion 1' should be adopted:</p> <p><i>"Town centre/high street plans must encompass a complete community hub solution incorporating health, housing, education, arts, entertainment, business/office space, manufacturing and leisure, whilst developing day time, evening time and night time cultures where shops are just part of the solution"</i></p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20798
<b>Full Name</b>	Usha Kilich
<b>Company / Organisation</b>	Northchurch Parish Council
<b>Position</b>	Parish Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Yes, but</b></p> <p>We agree that retail development should be focused on Berkhamsted town centre to retain the economic viability and character of this thriving market town which will also directly benefit Northchurch residents.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20844
<b>Full Name</b>	Mr Iain Manson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<p><b>Your response - Please add your response here</b></p>	<p>I have also tapped into the support of Berkhamsted Residents Action Group and have attached much more detailed comments that have been put together by that group, all of which I support. These comments are rather long, but I feel it is important to repeat them in detail.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 23</p>
<p><b>ID</b></p>	<p>LP1020920</p>
<p><b>Full Name</b></p>	<p>Mr Jake Storey</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>Yes</p>
<p><b>Your response - Please add your response here</b></p>	<p>I live in Berkhamsted and have witnessed the size of the small town growing in an unsustainable manner. As a result I joined SYBRA and also now BRAG. I have attached the BRAG response to your proposals</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> </ul>

	<ul style="list-style-type: none"> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO20975
<b>Full Name</b>	Mr & Mrs J.D Battye
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>This is our response to the consultation exercise in respect of the issues and options for the Local Plan recently published. We wish that the following views and comments be taken into account in your consideration of public responses.</p> <p>The Berkhamsted Residents' Action Group (BRAG) are responding in full to the Issues and Options consultation. We hereby request that you accept this e-mail asking you to duplicate BRAG's responses under our names so that a complete repetition of BRAG's submission is avoided. We would also like to place on record our endorsement of Berkhamsted Town Council's submission.</p> <p>Q23.BRAG.Retail development should be heavily restricted until vacant shops are occupied, most notably in the centre of Hemel Hempstead.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> </ul>



	<ul style="list-style-type: none"> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul> <p><b>Berkhamsted Town Council response</b></p> <p><b>Question 23</b> <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town.</p> <p>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO21060
<b>Full Name</b>	julie owen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The attached report says what we friends of Grove Fields cannot say in the correct language.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23

<b>ID</b>	LPIO21125
<b>Full Name</b>	Sheron Wilkie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached report regarding your proposed development in Tring as submission opposing this proposal (GFRA)</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO21178
<b>Full Name</b>	Mr & Mrs Else
<b>Company / Organisation</b>	C/O Bidwells
<b>Position</b>	Mr Richard Butler, Associate
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Q.23 Green Infrastructure</b></p> <p><b>No - De-designate Open Land designation at Edgeworth House, Northchurch, Berkhamsted</b></p> <p><b>Introduction</b></p> <p>These representations are made on behalf of Mr and Mrs Else with specific regard to their property, Edgeworth House, Northchurch, Berkhamsted.</p> <p>The site comprises a Listed Building and associated ancillary buildings generally positioned fronting onto High Street, Northchurch, within the urban settlement boundary. The associated private garden to the rear of Edgeworth House are extensive in size and include a section at the southern extent where the river Bulbourne crosses the site and then beyond a further area of vegetation the southern boundary abuts the towpath of the Grand Union Canal.</p>

The site was designated in the recently adopted Site Allocations Document as Open Land; a designation to which the landowner has strongly objected to through the preparation of the site allocations document and representations have been submitted to make this point.

Following attendance at the recent Single Local Plan Public Exhibitions, the landowners were advised that representations should again be made to raise concerns over the designation of the site as Open Land so their comments can be considered. Therefore, these representations will set out the reasons why the designation is inappropriate and should be removed in the Single Local Plan. The Landowners have specific concern that sites such as Edgeworth are being allocated as Open Land, as a means to restrict development, while at the same time the Council is considering large expanses of release of land from the Green Belt in the Issues and Options Consultation.

### **Site Background**

The site comprises a single private dwelling, outbuildings and approximately 1.6Ha of private garden. There is no public access to this land, and there has not been in the past.

The site has a very good and extensive frontage onto the High Street, with three existing access points.

The southern extent of the site is included as Flood Risk designation; however, the extent of the flood area has been reduced following updates to data by the EA.

### **Reference to Edgeworth House in Previous Evidence Base Documents**

Edgeworth House is referenced in several documents forming the evidence base for the Core Strategy and associated DPD documents. There is a marked inconsistency in how the Local Authority has considered the site and various conclusions drawn relating to Edgeworth House. These are documented below:

- 2006 - SHLAA documents notes the site as appropriate for circa 11 dwellings under site BW/9.
- 2008 – Open Space Study notes that the opportunity could be taken to include part of the Edgeworth House site closest to the canal as open land
- 2013 – Core Strategy – Defines open land as areas greater than 1Ha. The Edgeworth House Garden closest to the canal measures only 5700sqm. The other land in the gardens of Edgeworth House is added to achieve the 1Ha threshold
- 2014 – The site background issues papers consider the site and make the following comments, “The green space here forms the back garden of the dwelling and not appropriate to allocate as Open Land. Site also affected by watercourse and floodplains, meaning scope for development may be restricted. 1.6 ha.” This conclusion would note that the site should not be allocated as Open Land
- 2015 – The site background issues papers, notes the following comments in relation to the site, “The green space here forms the back garden of the

dwelling and extends 1.6Ha. Site affected by watercourse and floodplains, but land contributes to urban form, would extend the existing green/ corridor/ Open land associated with the canal and enhances the character of the listed ” The previous comments from the 2014 study are simply dismissed with very limited explanation other than, an error was made.

The inconsistency in the comments noted across the assessments highlights the lack of justification for the proposed designation, and lack of real technical input into the assessment.

The Landowner has a specific concern that at no time, throughout the whole process noted above, has a site assessment been made by DBC or their consultants.

In spite of the above the decision was taken to designate Edgeworth House as Open Land, within the Site Allocations Document.

#### **SHLAA references to site**

The draft version of the Strategic Housing Land Availability Assessment (SHLAA) document rejected the site as suitable for development, however representations were made to demonstrate how the site should be considered favourably in the SHLAA.

In light of the representations; the comments within the SHLAA relating to the site were updated in the final SHLAA document. The references to the site are now noted as follows:

“The site has a number of constraints to development. Extensive garden land. Adjacent to canal and River Gade1 runs through the site. It contains areas of Flood Zones 3a, 3b and 2, it is within an Area of Archaeological Significance and contains a Listed Building. Site is available for development. The development potential of the site is limited by the listed building and other constraints.”

(1 Note: The River Gade passes through Hemel Hempstead. The document should refer to the River Bulbourne; this is another error in relation to references to the site.)

The site is noted in the SHLAA document as suitable and available for development, and accepted by the Council to be able to provide 12 dwellings.

Despite the above conclusion, DBC maintained the position to designate the site as Open Land within the site allocations document.

#### **Implications of Designation of the Site as Open Land**

With regards to the Core Strategy; the glossary provides definitions for the following: Open Land

Areas of open space greater than 1 hectare in size that are formally identified on the Proposals Map and protected from development through planning policy.

Open space

All types and scales of open land, both publicly and privately owned. Some of this is also protected as ‘Open Land.’

The policy implications of an Open Land designation is that Core Strategy Policy CS4 applies with regards to the following text: "In open land areas the primary planning purpose is to maintain the generally open character. Development proposals will be assessed against relevant open land policies."

Saved Policy 116 would also be applicable; the text of the policy is noted, "Open land forming part of the urban structure will be protected from building and other inappropriate development... Proposals to develop on other open land in towns and large villages will be assessed on the basis of the local contribution the land makes to leisure facilities, townscape, visual amenity, nature conservation and the general environment"

The policies would apply a restriction to development, however, this would conflict with comments made by the Council when considering the Edgeworth House site in the SHLAA.

### **Objections to Allocation as Open Land**

The assessments provide a reasonable identification of the positive elements of the site; the open nature at the northern edge close to a water environment of high habitat value; the absence of built form and the presence of trees that contribute to the other urban environment.

However, the assertion in the assessments is that the Open Land allocation will form an extension of open land; provide a buffer between residential and employment uses; and enhance the setting of the listed building. The designation to open land will make not change to these matters. The habitat of the canal green corridor will not be extended; it is already there.

The SHLAA, provides a clear indication that the site has capacity for approximately 12 units, it is not clear that policy CS4 and Policy 116 would have appropriate flexibility to facilitate development on the site. With this regard, there is a clear conflict with designating the site as Open Land and future development proposals that could come forward under the new Local Plan.

The SHLAA makes allowances for the constraints applicable to the site; listed building, flood risk and arrives at an appropriate level of 12 units, using only 25% of the site area. The Open Land Designation would apply an additional restrictive policy that is not necessary or justified, and has limited flexibility in working with future proposals.

The concerns with regard to the inflexibility of the policy is highlighted in paragraph 7.9 of the Site Allocations Background Issues Paper (June 2015) (SABIP); "There is a presumption against removing the designation of Open Land to enable future development of any sites." The paragraph concludes with the sentence, "The Council consider that there is sufficient flexibility within the above-mentioned development plan policies to ensure that development is not entirely precluded from sites designated as Open Land," however there is little within the policy to positively direct how development can successfully be achieved on such sites and how the aforementioned flexibility should be applied.

With regard to the suitability of the designation, paragraph 7.12 of the (SABIP) reinforces the point made at 4.3.4 above, "...In addition, other statutory designations may be a reason not to allocate additional land, such as TPOs, Listed Buildings or Conservation Areas, where on balance with the reasons for protecting open Land, such designations may unnecessarily restrict development for alternative reasons." This is especially relevant to the Edgeworth House site; there are applicable constraints that will suitably control future development with the additional constraint of Open Land, especially then site does not perform an Open Land function.

The protection of habitat; setting of the listed building and protection of TPO trees will be maintained through planning control. Furthermore, the exclusion of garden land from the definition of previously developed land in the NPPF reinforces this position; protection from unsuitable development, and focus to maintain important landscape features is ensured.

There have not been any substantiated reasons given to how the designation of the site shall contribute to the provision of genuine open land within Berkhamsted.

**Conclusions**

With regards to the points noted above, the allocation of the site as Open Land is incorrect and should be removed from the site.

The designation of a private back garden as Open Land is contrary to the previous assessments undertaken for the site, and in this case the designation does not provide any benefit usually associated with Open Land. Edgeworth House has potential to provide housing, as recognised in the DBC SHLAA work, however there is concern that the current consultation is focussing on Green Belt release ahead of identifying sites within the existing urban areas that have the benefit of existing infrastructure. An example is sites Be-h4, and Be-h5, that are very close to Edgeworth House, but are identified in the Issues and Options Consultation. Sites such as Edgeworth House are more sustainable options for development and should be brought forward ahead of Green Belt release options.

<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO21201
<b>Full Name</b>	Sarah Lightfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	<p><b>Question 23</b>     <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>No</b></p> <p>I am not convinced DBC understand the area - M&amp;S Berkhamsted is not 'out of centre'!</p> <p>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</p> <p>However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</p> <p>Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</p> <p>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO21251
<b>Full Name</b>	Sarah Lightfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>A recent report by the Chilterns Conservation Board on the Cumulative Impact of Development on the Chilterns AONB has also not been considered and should be taken into account. I strongly support their submission (below)</p> <p>Retailing has changed. Technology and delivery systems are likely to bring further revolutionary changes to retailing over the plan period. The plan should look ahead to prepare for the changes, which are likely to mean a reduced need for conventional large format retail floorspace.</p> <p>Flexible approaches such as co-location of village services (shop/post office/pub/cafe/delivery point) may help retain facilities in the rural areas.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO21324
<b>Full Name</b>	Antony Harbidge
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
Include files	
Number	Question 23
ID	LPIO21370
Full Name	Helen Kington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Please accept this email as a formal response from both myself and my wife, as separate individuals, to your



	<p>consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO21550
<b>Full Name</b>	Mrs Valerie Silverton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have read the proposals and strongly agree BRAG's responses.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> </ul>

	<ul style="list-style-type: none"> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO21607
<b>Full Name</b>	Mr Charlie and Claire Laing
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>My name is Charlie Laing and I am a resident of Tring and a member of the Grove Field Residence Association. I am writing to you on behalf of my wife and I to raise our concerns over some of the options proposed in Dacorum's New Single Local Plan (to 2036).</p> <p>I enclose a copy of a report that a planning consultant submitted to Dacorum on behalf of the Grove Fields Residents Association on Monday 11th December, of which I fully support. After the last town hall meeting, it is clear this report is very closely aligned with the views of Tring Town Council.</p> <p><b>GFRA Response to Question 23, full document attached to question 46</b></p> <p>We consider that the predominant delivery of future retail needs should take place within the principal town centre of Hemel Hempstead, however it is accepted that improvement and limited retail development growth should take place within secondary town centres including Berkhamsted and Tring on the basis that it supports and enhances the existing town centres in a manner that overcomes existing and ongoing infrastructure concerns (including parking and the transport network).</p>
<b>Include files</b>	
<b>Number</b>	Question 23

<b>ID</b>	LPIO21762
<b>Full Name</b>	Elizabeth Hamilton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	With the growth in internet shopping I believe that demand for retail sites is already past its peak. Any new demand can be met by space vacated by businesses which have ceased trading.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO21793
<b>Full Name</b>	Capital and Regional plc.
<b>Company / Organisation</b>	Capital & Regional Plc
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>• C&amp;R welcomes the IOD's position that HHTC's retail offer will continue to be protected from the threat of out-of-town development. Subject to the outcome of the current joint retail study, it seems unlikely that any further out-of-town retail development (other than those serving local needs) would be. Rather, there needs to be a positive approach that reduces the leakage of retail spending from an increasingly affluent local population to neighbouring retail centres in Hertfordshire.</li> <li>• Within HHTC there is a need to consolidate retail floorspace given the degree of duplication by occupiers and underoccupation of some premises. There is scope for improving the quality and permanence of retail floorspace while meeting anticipated growth in retail spend, and to diversify the retail offer to increase "dwell -time" and hence retail. The new cinema and A3 units in the Marlowes are part of this strategy. The poor quality of some of the town centre car parking may provide opportunity for consolidating and improving the retail offer.</li> <li>• Further support for HHTC could be secured through a retail-led site-specific designation in the new Local Plan. Complementary uses could include offices and residential. This could provide greater certainty for future investment by C&amp;R and others, while also ensuring such investment was tied into wider environmental improvements to</li> </ul>

	HHTC as a whole (eg public realm, transport links). There may be merit in seeking to focus retail uses around the pedestrianised core of the town.
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO21802
<b>Full Name</b>	Capital and Regional plc.
<b>Company / Organisation</b>	Capital & Regional Plc
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>The existing town centre policy CS33 of the Core Strategy (2013) already supports the approach advocated by C&amp;R: it encourages a mix of residential, retail and employment-generating uses in HHTC. C&amp;R considers that a retail-led site-specific designation would provide greater certainty for such aspirations, as well as guiding the scale and density of development that might be achieved. Such an allocation would provide greater certainty for its investment into its town centre assets, both within the Marlowes Shopping Centre and beyond, as well as supporting other landowners and investors</li> <li>The Hemel Town Centre Masterplan (2013) provides some high level indicative locations for new development, though there is no detail on capacity or TP Bennett has undertaken some initial town centre contextual analysis which can feed into the process of defining capacity and opportunities for new development around the Marlowes (see overleaf).</li> <li>C&amp;R would welcome the opportunity of discussing these ideas further with DBC and to contribute to the next stage of the local plan</li> </ul>
<b>Include files</b>	<a href="#">Mike Ibbott - Capital</a>
<b>Number</b>	Question 23
<b>ID</b>	LPIO21890
<b>Full Name</b>	Louis Quail
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Please see attached letter from the Berkhamstead residents Action group which I support whole heartedly , its quite sad that we are considering building on

	<p>greenbelt land which belongs to our children and theirs because of political pressure, and while we still have not explored many other options. For example why is there a lights off building culture in London where it is considered ok to build houses that are then left empty. The point being the augment for building on greenbelt land should only be one of last resort , there are plenty of other options left before launching off this one way route .</p> <p>Berkhamsted Residents Action Group response:</p> <ul style="list-style-type: none"> <li>• Yes but, not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO21927
<b>Full Name</b>	Roger Saller
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. Having lived in Berkhamsted since the beginning of this century, I feel that I have a unique perceptive on what made the town attractive and what is now at risk.</p> <p><b>BRAG response to Question 23 (please note full document is attached to Q46)</b></p> <p><b>Question 23</b>      <i>Do you agree with the proposed approach to meeting future retail needs?</i></p>

	<p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LP1021958
<b>Full Name</b>	Thomas and Margaret Ritchie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have not completed the full consultation document but my wife and my views are completely in line with the comprehensive return made by Berkhamsted Town Council.</p> <p>Berkhamsted Town Council's response:</p> <p>Yes, but agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town.</p> <p>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable.</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LP1022138
<b>Full Name</b>	Mrs Hayley Gillard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 23
ID	LPIO22181
Full Name	Mr Peter Gillard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 23
ID	LPIO22226
Full Name	Miss Sophie Gillard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 23
ID	LPIO22504
Full Name	Mr & Mrs Lisa-Lotte & Henrik Hansen
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>Please find below our response to the new Local Plan consultation. I fully support Brag's response on this matter (see below)</b></p> <p><b>yes but</b></p> <ul style="list-style-type: none"> <li>• Not convinced DBC understand the area. M&amp;S Berkhamsted is not 'out of centre'</li> </ul>

	<ul style="list-style-type: none"> <li>• Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town</li> <li>• However, proposed retail development at Gossoms End (Lidl) will extend retail centre along valley floor and is likely to achieve saturation of the supermarket provision in the town, while causing major congestion and pollution in an already polluted area. There appears to be no plan to mitigate this.</li> <li>• Any plans for additional supermarket space either in the centre or at 'local centres' should be discouraged if the vitality of the town as a community centre is to be continued.</li> <li>• Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO22554
<b>Full Name</b>	Mrs C Longbottom
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I support all answers and comments to the Issues &amp; Options Consultation document noted on the Berkhamsted Town Council website</b></p> <p><b>Yes, but</b></p> <p>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town.</p> <p>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</p>
<b>Include files</b>	
<b>Number</b>	Question 23
<b>ID</b>	LPIO22624
<b>Full Name</b>	Mr & Mrs Mehew
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	



Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>We write as residents of [REDACTED]</p> <p>[REDACTED]</p> <p>in response to your consultation on the Local Plan to 2036. We have also seen and agreed with the response to be submitted by the Meadway Residents Action Group (MRAG) (see comments LPIO18384, 18385) and the draft response prepared by Berkhamsted Town Council.</p> <p><b>Berkhamsted Town Council Response:</b></p> <p>Agree retail development should be focused on Berkhamsted town centre to retain economic viability and character of this thriving market town.</p> <p>Viability of 'local centres' must be proven before any acceptance as part of a development plan for any site. In the past these proposed 'centres' have been shown not to be commercially sustainable</p>
Include files	
Number	Question 23
ID	LPIO22701
Full Name	Lewis Claridge
Company / Organisation	NHBE
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Question 23 – Do you agree with the proposed approach to meeting future retail needs?</b></p> <p>We generally support continuation of the policy approach to focus retail in town and local centres and avoid out-of-town or out-of-centre locations, which will be less easily accessible by non-car modes and create need for additional car trips / journeys. Provision of convenience retail and other services in new development is important in making sustainable and liveable places, reducing the need to travel etc.</p> <p>Retail provision needs to be planned so that the need to travel is reduced. Maintaining the vitality of local centres which people can walk or cycle to and town centres so that people do not have to travel to neighbouring towns is important for this reason</p>

<b>Include files</b>	
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## Report Settings Summary

Event	<b>Local Plan Issues &amp; Options November 2017</b>
Total Responses	<b>22,707</b>
Total Respondents	<b>2,376</b>
Filtered Responses	<b>286</b>
Filtered Respondents	<b>281</b>
Questions	<p><b>Question 24</b></p> <p><b>Do you agree the proposed approach to encouraging tourism?</b></p> <p><b>Yes / No</b></p> <p><i>If no, please explain what alternative approach, or changes to our current approach, you would like and why. Where possible, support your answer with reference to any evidence.</i></p>
Filter	<i>(none)</i>
Consultation Point(s)	<b>ID-4764260-QUESTION-24</b>
Pivot	<i>(none)</i>
Document Name	Question 24 - Summary Report
Created on	2019-04-18 12:02:28
Created by	Strategic Planning Admin

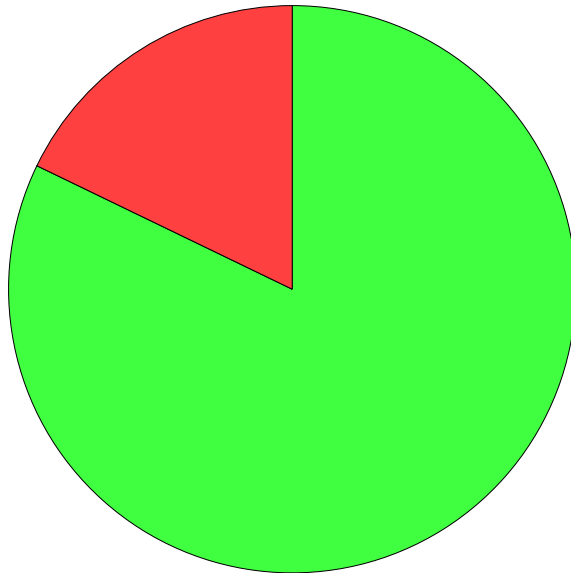
Your Opinion

Question responses: **286 (100.00%)**

**Question 24**

**Do you agree the proposed approach to encouraging tourism?**

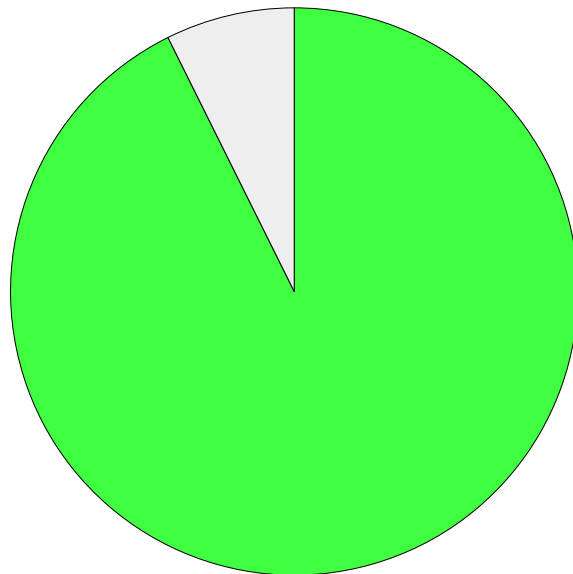
**Yes / No**



	<b>% Total</b>	<b>% Answer</b>	<b>Count</b>
<span style="color: green;">■</span> Yes	82.17%	82.17%	235
<span style="color: red;">■</span> No	17.83%	17.83%	51
Total	100.00%	100.00%	286

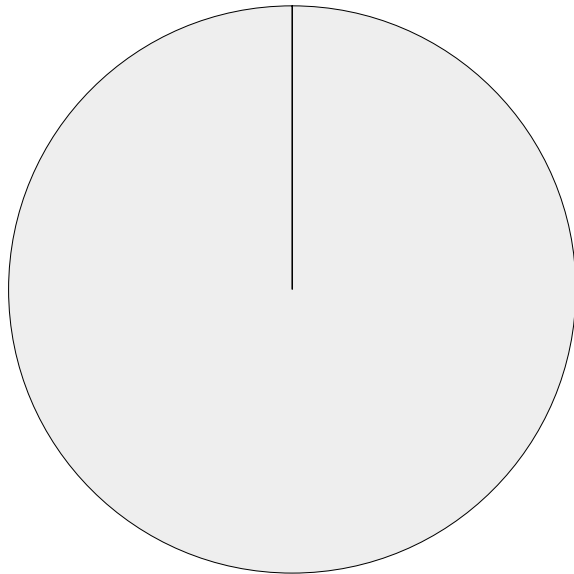
Responses

Question responses: **265 (92.66%)**



	% Total	% Answer	Count
Responses	92.66%	100.00%	265
No Response	7.34%	--	21
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>286</b>

## Supporting evidence

Question responses: **0 (0.00%)**

	% Total	% Answer	Count
<span style="color: green;">■</span> Responses with File(s) Uploaded	0.00%	0%	0
<span style="color: gray;">■</span> Responses with No Uploads	100.00%	--	286
Total	100.00%	0%	286

## Issues and Options All Responses to Question 24

<b>Number</b>	Question 24
<b>ID</b>	LPIO92
<b>Full Name</b>	Mr John Lilley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	I don't think we need any more tourism from outside our area. We are full and all the roads are already too busy. Perhaps we could encourage tourists to go to StAlbans instead?
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO186
<b>Full Name</b>	Mr John Shaw
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO219
<b>Full Name</b>	Mr Martin Cotton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	You have not set out a proposed approach to encouraging tourism, merely stated that the new local plan contains a revised tourism policy. How can one agree to a blank page?
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO339

<b>Full Name</b>	Mr David Stanier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	We live in a beautiful area
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO459
<b>Full Name</b>	Ms Julia Marshall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO635
<b>Full Name</b>	Mrs Carole Stokes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	If all the development goes ahead, the area will not be worth visiting. Who visits a sprawling suburb?
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO676
<b>Full Name</b>	Mr David Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No



<b>Your response - Please add your response here</b>	<p>No - this is not plan</p> <p>Tourism, and indeed leisure, will be key to both local quality of life and provide employment growth opportunities and therefore needs to be a key part of the overall plan.</p> <p>We have many geographic advantages - Chlitherns, canals, Ashridge, College Lake, pretty and historic villages and towns, access to London etc.</p> <p>With clever planning and investment we can maximize these attractions and facilities adding greatly to the local economy and residents wellbeing.</p> <p>This may necessitate the occasional use of green belt land, as an example for leisure parks with fitness trails, cycle routes, sailing lakes, high ropes course and other family facilities and even perhaps a few houses!</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO984
<b>Full Name</b>	Mr Robin Knowles
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The people visiting these sites are not your traditional foreign tourist or someone from a different part of the country, these are people that live locally and currently enjoy going to see these green belt sites /AONB'S before the politicians cover them up in concrete, bricks and tarmac, so that they can implement the bedroom tax and force people out London.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO1017
<b>Full Name</b>	Mr Dominic Lawrance
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Para 7.5.1 recognises the importance for local tourism of the AONB and in particular Ashridge Estate. It is reassuring to know that these are supported, but disappointing that the Borough is putting forward</p>

	proposals for land development which would be harmful for these attractions. For example, site Be-h4 lies opposite the southern edge of the Ashridge Estate, and part of it is clearly visible from that the estate. At present, the view south from the edge of the Estate in the direction of site Be-h4 is essentially rural - of trees and fields. If the land between Bell Lane and Darrs Lane at Be-h4 is developed, the view will be of a sprawling housing estate. Taking account of the adverse impact on views from Ashridge, this proposal should be rejected.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO1114
<b>Full Name</b>	Miss Melanie Mackney
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Absolutel, it's a lovely area,
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO1135
<b>Full Name</b>	Mrs Saunders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Although I agree with your approach to encouraging tourism, I cannot see why they will come when you have built on all the green open spaces
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO1219
<b>Full Name</b>	Mr Bernard Richardson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO1272
<b>Full Name</b>	Sarah Harper
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	If the Local Plan permits development on Green Belt land there will nothing to attract anyone to the area, unless they are interested in studying urban developments.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO1301
<b>Full Name</b>	Mrs Angela Goddard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	How is Berkhamsted going to accommodate extra tourists in addition to all the new houses? How is anyone going to park or move in the centre of town?
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO1403
<b>Full Name</b>	Mr Matt Clarke
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO1502
<b>Full Name</b>	Mr Chris Marks

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I believe if you remove green belt land and expand market towns such as Berkhamsted and Tring and villages like Kings Langley and Bovingdon then the very reason tourists would want to visit will then be gone as they will lose their character.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO1622
<b>Full Name</b>	Mrs Susan Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Dacorum's attitude to promoting tourism has been inconsistent over the years. It should place more emphasis on promoting the historic fabric of the market towns (where is Berkhamsted Castle mentioned?) and supporting local initiatives.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO1694
<b>Full Name</b>	Ms G Puddiphatt
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	This isn't a robust plan. You talk of understanding the breadth of assests and depth of offer, whilst planning to build on Green Belt Land in our AONB areas such as Be-4 Darrs Lane/ Bell Lane. How is that going to attract anyone to the area.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO1803

<b>Full Name</b>	Mrs Pamela Kingsland
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO1888
<b>Full Name</b>	Mr Richard Case
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	This is positive for hotels and restaurants and pubs. However the impact of additional visitors on traffic and the road and rail infrastructure needs to be considered and the impact on the AONB carefully monitored.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO1973
<b>Full Name</b>	Mr Robert Emberson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There is an inherent conflict here. While it may be good from an economic viewpoint to encourage tourism & increase employment. However you have to be able to cope with the numbers encouraged to visit.. Ashridge has always been a favourite place for people in the general area to visit, and even those from as far away as London. The National Trust has done a sterling job in publicising the area & in running events to stimulate interest. However they are beginning to appreciate the problems associated with their success. The numbers now attracted at weekends are beginning to be excessive, and discourage locals from visiting at these times. As for Bank Holidays it is total gridlock & the Ice Cream man told us, he was in fact unable to bring in his van. The problem with a free facility is that it encourages

	unlimited demand which cannot be coped with, & as in the NHS. Maybe they have to bring in a charge for parking.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO2027
<b>Full Name</b>	Mrs Christine Mabley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The vision is an empty sequence of meaningless concepts and should be scrapped for a more practical statement. OOf note is that tourists are not the only ones who stay in hotels here, it's cheaper to stay in Dacorum's hotels than London.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO2093
<b>Full Name</b>	Mr David Holwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Dacorum has a wealth of history in an around its surrounding towns and villages, these have never been nurtured or exploited, a museum should have been at the forefront of any thinking council to encourage tourism ! Parts of the Frogmore Paper Mill would have been a perfect venue for this! Let us have nature walks instead of bricks and cement, so our children and grandchildren will have some greenery left to appreciate!
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO2329
<b>Full Name</b>	Mr George Bull
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There is a fundamental dichotomy in this policy. On the one hand, the large sites subject to consultation for housing around Tring are in the Green Belt. On the other, it is the Green Belt, including tranquil footpaths, farmland and beech woods, which attracts tourists. Once the Green Belt has been developed, who will want to come here?
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO2414
<b>Full Name</b>	Dr Nick Hodsdon
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The infrastructure simply cannot support the increase in use from the proposed new housing and commercial developments let alone further loading from tourism. The character of the villages and green belt is what attracts people. To build on the green belt and lose the character of the villages would lead to a decline in tourism. The plan seems to confuse tourism with commercial enterprise and leisure activities and a clearer plan is needed.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO2482
<b>Full Name</b>	Mr Timothy Copeman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO2484
<b>Full Name</b>	Mr Paul Crosland
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO2553
<b>Full Name</b>	MRS Lesley Culley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	This is an attractive area within easy reach of London. Tourism looks after itself- I don't think it needs much "developing"!
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO2664
<b>Full Name</b>	Mr Alan Andrews
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Tourism is our greenbelt and village identity. This would be lost if these plans go ahead.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO2729
<b>Full Name</b>	Mrs Marriott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	The local economy require the income from tourism
<b>Include files</b>	
<b>Number</b>	Question 24



<b>ID</b>	LPIO2788
<b>Full Name</b>	Mr Cyril Mills
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	While tourism per say is not a priority it is important that local people can enjoy the natural amenities of the area, eg the natural environment and that this is maintained rather than destroyed wherever possible.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO2878
<b>Full Name</b>	Mr Antony Harbidge
<b>Company / Organisation</b>	Berkhamsted Residents Action Group (BRAG)
<b>Position</b>	Chairman
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO3091
<b>Full Name</b>	mr hugh siegle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO3166
<b>Full Name</b>	Mr John Walker
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO3235
<b>Full Name</b>	Mr George Wheway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Tourists wont come to the beautiful and historic village of Kings Langley if it becomes an urban sprawl
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO3390
<b>Full Name</b>	Mr Phil Sawyer
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	To encourage tourism , you need to keep the character of places like Shendish, Kings Langley, Tring and Berkhamsted. Tourists do not want to come to another modern town with a mall, they want the rural aspect with the local pub and a place where to relax and breathe fresh and non polluted air (where they can park and are not stuck in traffic for hours).
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO3432
<b>Full Name</b>	Mrs Ann Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	<p>People visit Kings Langley its openness, both for walks on the public footpaths within the green belt areas - Wayside Farm and Shendish but also along the canal towpaths. Rectory Farm is the only part of the canal which is open on both sides from the M25 to Boxmoor.</p> <p>The history of the village is celebrated in our 800 year old church and the links with Queen Eleanor's hunting lodge and palace.</p> <p>These assets should be enhanced, celebrated and not built over.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO3585
<b>Full Name</b>	Mrs Sandra Jackson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Dacorum Borough and Herts County Councils have abjectly failed to include Kings Langley on any tourism push, despite you stating "Over the last five years, the Council has been more actively promoting tourism in the area". You have done nothing whatsoever to actively promote tourism in Kings Langley, and exclude this area from any promotional material you have produced in recent years. You will not permit a brown historic site road sign pointing to Kings Langley from local major roads. You do not permit road signs that show direction and distances to local hotels.</p> <p>The Tourism Strategy you have quoted above is just words with no substance. It is written by someone with a marketing background, writing words that you think people want to hear but not backed by any useful actuality.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO3696
<b>Full Name</b>	MS Nicola Hutton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>&lt;p&gt;The current proposals to develop on Green belt land will remove the appeal of visiting Dacorum. The development of wayside farm as an office site, 900</p>

	<p>houses and a school at Shendish manor and the development at Hill Farm and rectory farm affecting public foot paths will not make it attractive to visit any of the villages, certainly Kings Langley, in the area. Cycling and walking will become increasingly hazardous and unpleasant with traffic fumes and the increased use of rural lanes as a rat run when the roads are congested or blocked due to parked cars.</p> <p>Other locations such as Ashridge are beautiful too but there will be pressure to visit these sites as increasingly residents will have to travel further to access green space as their own is built on.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO3713
<b>Full Name</b>	Mr Andrew Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	But a development at Be-h4 will detract from this, destroying views across the Chiltern Hills AoNB and Ashridge, an area central to any tourism plan.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO3760
<b>Full Name</b>	Mr Richard Sidwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Tourism is an important business for the area. As resident of Kings Langley, I have met many visitors who come to the village for it's tranquil feel. More over, I'm astonished to meet people at Wayside Farm who come for the raw milk, from as far away as Enfield, Slough & Oxford. I believe over development of Kings Langley would have a detrimental affect on tourism in this area.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO3884
<b>Full Name</b>	Miss D Bryant
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	How is doing away with our villages and building large housing estates going to attract tourism
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO3962
<b>Full Name</b>	Mr John McCombe
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Wayside Farm and Shendish (wrongly classified as part of Hemel Hempstead) bring tourists to the area, so developing these will take us in the opposite direction to your strategy.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO3967
<b>Full Name</b>	Mr John McCombe
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	If you build all over the Green Belt land in historic villages like Kings Langley, who is going to want to visit them?
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO4142
<b>Full Name</b>	Mr Graham Hoad
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	But Tring has lost Tourist facilities. Local B&Bs have gone. The Huckvale designed main hotel in the town centre is now flats for the over 55s. Once it was a real social centre in Tring. DBC needs to help. Perhaps they could start by supporting the John Washington memorial to celebrate Tring's History.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO4257
<b>Full Name</b>	Mrs Margaret Stanier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Whereas this is a beautiful area, unfortunately neither the current transport infrastructure nor the public transport provision can support the additional traffic which would be caused by actively encouraging tourism.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO4298
<b>Full Name</b>	Mrs Caroline Hargrove
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Wayside Farm is an important visitor attraction and key landmark
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO4299
<b>Full Name</b>	Ilyn horne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	This plan is flawed if the building plans you propose go ahead.

	<p>If you build on the sites around the market towns and villages within this plan there will be no reason to visit any of the historic sites in the borough as they will have gone.</p> <p>As an example, Edmund of Langley, Son of King Edward III and the 1st Duke of York, was born, lived and died in Kings Langley. Shouldn't our visiting tourists be able to see where historic figures came from, shouldn't they be able to walk in the fields and on the land that was walked by our kings? In the times of Edmund there were forests from Kings Langley right the way up to Tring... Shouldn't we be safeguarding this land for our descendants?</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO4366
<b>Full Name</b>	Dr Lucy Murfett
<b>Company / Organisation</b>	Chilterns Conservation Board
<b>Position</b>	Planning Officer
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Chilterns Conservation Board would support a stronger rural visitor economy and the provision of further facilities and businesses catering for visitors, as long as they are sympathetically designed and sited, and activities are appropriate to the area and do not harm its beauty and tranquillity. Visiting the AONB improves wellbeing and enjoyment, and many parts of Dacorum have the benefit of the AONB on their doorstep. Visiting encourages people to care for and protect the AONB. The policy should recognise areas of visitor pressure where numbers are impacting on the natural environment, and seek to avoid further concentration of visitors here. Further advice is available in the Understanding and Enjoyment chapter of the Chilterns AONB Management Plan.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO4392
<b>Full Name</b>	Mr Adrian Bate
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	

<b>Number</b>	Question 24
<b>ID</b>	LPIO4460
<b>Full Name</b>	Mr Robert Bailey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes but with the proviso that any attempts to increase visitors to Berkhamsted need to consider the knock on effect of increased traffic and parking needs.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO4583
<b>Full Name</b>	Dr Alasdair Malloy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	As villages and hamlets will be absorbed by the expansion of Hemel Hempstead the area will lose a significant amount of its charm and become simply another urban sprawl.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO5066
<b>Full Name</b>	Mr Chris Lumb
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO5323
<b>Full Name</b>	Miss Giulietta Cinque
<b>Company / Organisation</b>	
<b>Position</b>	



<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I cannot see why tourists/visitors will come to Kings Langley when you have built on all the green open spaces and removed the working farm and farm shop.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO5331
<b>Full Name</b>	Dr Rachael Frost
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	This is all fairly meaningless, as well as at odds with the plan and vision the council lays out. This will increase traffic (people cannot get here by many other means than cars) and what attracts people to visit will slowly be eroded by all this development.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO5405
<b>Full Name</b>	Mr John Ingleby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO5438
<b>Full Name</b>	Mr Pdraig Dowd
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	I suggest that this goes beyond 'support' to a more concrete plan that is incorporated within the 2030 Plan; in other words, it is something that will be done as opposed to it just happening to fit into other plans.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO5585
<b>Full Name</b>	Mr Michael Ridley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Unless "Tourism" includes visitors to a vibrant arts centre in HH, and this is built as was originally planned
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO5682
<b>Full Name</b>	Mr Alastair Greene
<b>Company / Organisation</b>	Little Gaddesden Parish Council
<b>Position</b>	Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO5829
<b>Full Name</b>	Mr Adrian Ward
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	A Tourism Officer has been appointed? Tourism service delivery has been outsourced. Seems like a complete waste of money - yet again. How is it that I have ever heard of "Visit Herts" (surely it should be Visit Hemel?). If the increased importance the council NOW gives to tourism is to outsource it then surely we will end up taking local jobs out of the community!!!
<b>Include files</b>	

<b>Number</b>	Question 24
<b>ID</b>	LPIO5877
<b>Full Name</b>	Mr Michael Lelieveld
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	We concur with the response provided by Berkhamsted Town Council to this question (being Yes, but....).
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO5907
<b>Full Name</b>	Mr Grahame Partridge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO5986
<b>Full Name</b>	Ms Fiona Coulling
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	The Borough has interesting ancient and recent history and areas of outstanding natural beauty and therefore should consider how these element can be promoted to increase tourism within the area.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO6040
<b>Full Name</b>	Mr Peter Brown

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	But what about Berkhamsted Castle? Also, major traffic problems will not encourage tourism.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO6053
<b>Full Name</b>	Georgina Tregoning
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Please give priority to the formation of a museum, at The Bury or in Berkhamsted, to enable the many objects held by the Dacorum Heritage Trust to be shown to the public. This would enhance local knowledge of the history of the area, and schools could visit and work on projects.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO6087
<b>Full Name</b>	Mr Richard Tregoning
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Dacorum is only one part of a major Tourist destination and the Visit Herts actions have highlighted this action We also need to be conscious of how many other destinations we can team with which are less than 40 miles away such as Waddesdon, Oxford Hatfield etc etc This is before considering easy access to London Windsor and Harry Potter Lets recognise we are at the centre of a World Class Tourist destination which has still a huge potential for development
<b>Include files</b>	

<b>Number</b>	Question 24
<b>ID</b>	LPIO6339
<b>Full Name</b>	Miss Lucy Muzio
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Why do we need tourism sure people would love to come Visit a town full off overpopulatid housing areas with no nice sights or open space.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO6376
<b>Full Name</b>	Mr andrew miller
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Not sure how an endless chain of developments will attract people to visit, lush green fields with country walks with wildlife in the hedgerows would.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO6477
<b>Full Name</b>	Mrs anna silsby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	This I fully support. The environment in Dacorum is special and responsible uses and tourism will benefit its long lively. Even more reason not to use Greenbelt land for large scale housing developments...
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO6521
<b>Full Name</b>	Mr Nicholas Ring

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO6603
<b>Full Name</b>	mrs gillian marin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	do people actually come on holiday to hertfordshire????
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO6791
<b>Full Name</b>	Andrea Bartlett
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO6794
<b>Full Name</b>	Mr Geoff Latham
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	These sorts of thing do not require expensive outsourcing.

	There probably is not too much to attract tourists, however common sense suggests that any attraction requires good access, reasonable facilities such as food and toilets and easy, adequate car parking, unless a shuttle can be provided. The basis is adequate investment, anything else is a waste of money.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO6903
<b>Full Name</b>	Bradford Gunn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO6936
<b>Full Name</b>	Mrs Pauline Mostyn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	As previously stated we have historic and important characteristics in Kings Langley and other parts of Dacorum. And as other commentators have stated this has not been exploited. The Paper Mill, for instance, is very interesting. Bringing 'tourists' to the area could be good for hotels, restaurants and shops which would be good but could bring more traffic and congestion. If rail links were maintained (currently Apsley is losing some of its train options since change of ownership) this could be a way forward. An integrated tourism component would need to be part of the overall plan.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO7004
<b>Full Name</b>	mr michael hicks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Tourists visiting the major sites should be encouraged to stay and look around the towns they are near. In that way there will be a payback to local business and promote jobs for local people
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO7114
<b>Full Name</b>	Mr & Mrs Fox
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names. BRAG RESPONSE TO Q24 (FULL DOC ATTACHED TO Q46) Question 24 <i>Do you agree the proposed approach to encouraging tourism?</i> Yes Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO7325
<b>Full Name</b>	Brian and Heidi Norris
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	We fully understand the need for additional housing in this country, but it should not be to the detriment of towns such as ours. We do not intend to reply to the 46 questions one by one, but support the answers given by



	<p>the Berkhamsted Citizens' Association and the Berkhamsted Residents Action Group and support Option 1B in the Strategy Plan. Even this number of 600 further homes is, in our view, more than enough, but we understand that is an existing commitment.</p> <p>BRAG response to Question 24 (please note full document is attached to Q46)</p> <p>Question 24</p> <p><i>Do you agree the proposed approach to encouraging tourism?</i></p> <p>Yes</p> <p><input type="checkbox"/></p> <p>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO7866
<b>Full Name</b>	Dr Peter Chapman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO7950
<b>Full Name</b>	Mr Norman Groves
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I would like to confirm that I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>BRAG RESPONSE TO Q24</p> <p><input type="checkbox"/></p> <p>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</p>

<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO7999
<b>Full Name</b>	Mr Michael Nidd
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i> No comment.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO8447
<b>Full Name</b>	Mr Peter Shell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Because of the above I am not in a position to myself provide detailed answers to all the questions, but have seen the response prepared by BRAG and agree with their comments which should also be regarded as my own. <b>BRAG response to Question 24 (please note full document is attached to Q46)</b> <b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO8546
<b>Full Name</b>	Mrs Sarah Rees
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO8573
Full Name	Helen & Stuart Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action group have responded in full to the issues and options consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation the we wish DBC to duplicate BRAG's responses under our name.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO8622
Full Name	Spencer Holmes
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO8669
Full Name	MRS G RUSSELL
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No</p> <p>1- People will not want to visit if you destroy the Green Belt and rural areas and change the character of villages and small towns.</p> <p>2- See also responses to Q26.</p>
Include files	
Number	Question 24
ID	LPIO8736
Full Name	Mrs Pat Berkley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I/we request you accept this as confirmation that I/we wish DBC to duplicate BRAG's responses under my/our name.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LP108835
Full Name	Mr Lawrence Sutton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LP109009
Full Name	David Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes
Include files	
Number	Question 24
ID	LPIO9026
Full Name	Mrs Susan Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	
Include files	
Number	Question 24
ID	LPIO9769
Full Name	Aly MacLean
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO9817
Full Name	Mr Paul Wardle

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO9992
Full Name	mr Kevin Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p>

	<ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10040
<b>Full Name</b>	Jill Mewha
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10109
<b>Full Name</b>	Melanie Frankel
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p>



	<p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10157
<b>Full Name</b>	Natalie Crane
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10214
<b>Full Name</b>	Mr Tim Beeby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>.....</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10261
<b>Full Name</b>	John and Jane Beeley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>.....</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10311
<b>Full Name</b>	Kathleen Lally
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am writing in response to the latest plan for housing development in Berkhamsted, most of which suggests an excessive and impractical number of new houses. I have read your Local Plan 2017 and I have read the reply of Berkhamsted Residents' Action Group (BRAG) and agree that <u>Option 1B is the only option acceptable</u>.</p> <p>I agree entirely with the BRAG response to your plan.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10359
<b>Full Name</b>	J&P Savage
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Secondly, the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p>

	<p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10425
<b>Full Name</b>	Mr Daniel Parry
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10474
<b>Full Name</b>	David Burbidge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, <b><u>I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name</u></b></p>

	<p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10524
<b>Full Name</b>	Mr Stephen Doughty
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>I would however like to make a few specific comments.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10572
<b>Full Name</b>	Mr Roger Petts
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues & Options' consultation.

	<p>To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10619
<b>Full Name</b>	Simon Chilton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10669
<b>Full Name</b>	Sally and David Williams
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please register as support for BRAG's submission.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO10717
Full Name	Mrs Jenny Jenkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to emphasise a few of the most important points within that response that I strongly agree with:</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO10778
Full Name	Mrs J Marshall
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes

Your response - Please add your response here	
Include files	
Number	Question 24
ID	LPIO10810
Full Name	Grant Imlah
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Moreover i am aware that The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO10863
Full Name	Sheila Dawkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I have studied the above plan, accessed the BRAG website, and attended the Berkhamsted Citizens Association Visioning Evening on 15 November and the Berkhamsted Town Council presentation on 22 November.</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in</p>



	<p>the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10911
<b>Full Name</b>	Jean Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO10960
<b>Full Name</b>	Christopher Stafford
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p>

	<ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO11011
<b>Full Name</b>	Mrs Patti Whittle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO11057
<b>Full Name</b>	J M Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO11138
<b>Full Name</b>	Cally Emmas
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO11185
Full Name	Mr Neil Aitchison
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Only if there are infrastructure improvements.
Include files	
Number	Question 24
ID	LPIO11232
Full Name	Jon Rollit
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could</li> </ul>

	seriously harm both urban and rural environments eg Chilterns AONB
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO11282
<b>Full Name</b>	Kate Locke
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>In addition I would reiterate the extensive points made in the BRAG response to the 'Issues &amp; Options' consultation. I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. The Berkhamsted Residents Action Group (BRAG) has responded in full.</p> <p>In addition, I like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO11370
<b>Full Name</b>	Ms Lorraine Gilmore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>BRAG has responded in full to the 'Issues &amp; Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish Dacorum Borough Council (DBC) to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasise some of the most important points within that response.</p>

	<p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO11419
<b>Full Name</b>	Conian
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am writing in response to the current consultation to register my views on the proposals.</p> <p>As the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and to avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response, to add some of my own comments.</p> <p>....</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO11528
<b>Full Name</b>	Ms Eliza Hermann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	Without the underpinning data it's difficult to assess if 3% per year is the right target for increasing inbound tourism to Dacorum. The Council should more effectively protect as well as promote its many attractions including not only those listed at 7.5.1 but also Berkhamsted Castle, the restored World War I practice trenches on Berkhamsted Common, and The Hertfordshire Way long distance footpath, 30 miles of which are in Dacorum.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO11608
<b>Full Name</b>	Janet and James Honour
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO11763
<b>Full Name</b>	Edmund Hobley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</p> <p>...</p> <p><b>Brag Response to question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO11864
Full Name	Councillor Alan Anderson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Support strategy to guide and oversee the development of tourism in the Borough, as whilst Dacorum is not a strong focus for tourism, it is very important to the local economy that one promotes tourism as much as one can.
Include files	
Number	Question 24
ID	LPIO11913
Full Name	Janet Mason
Company / Organisation	Berkhamsted Town Council
Position	Town Clerk
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both the urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to

	<p>construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors. There is no allocated car parking for Berkhamsted Castle. The Grand Union Canal is a historic feature that would be damaged by excessive and insensitive canal side development.</p> <p>Given the degree of traffic congestion in the town centres (especially Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO11959
<b>Full Name</b>	Dee Sells
<b>Company / Organisation</b>	Markyate Parish Council
<b>Position</b>	Parish Clerk/ RFO
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>No, not enough</b></p> <p><i>The approach has been to facilitate businesses to promote tourism, but not been inclusive of smaller rural businesses and their communities. Also direct involvement with the Canal &amp; River Trust should be attempted now they have had 5 years to establish themselves. The Grand Union Canal as well as the Tring reservoirs have huge untapped potential for tourism and recreation</i></p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO12061
<b>Full Name</b>	David Wilyman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p>



	<p>Standard BRAG response to Question 24. Please note full document is attached to Question 46</p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO12152
<b>Full Name</b>	Ray Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p> <p>Standard BRAG response to Question 24. Please note full document is attached to Q46.</p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO12216
<b>Full Name</b>	Douglas & Christina Billington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you</b></p>

	<p>accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO12295
<b>Full Name</b>	Richard Frankel
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 24. Please note full document is attached to Question 46.</p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO12342
<b>Full Name</b>	Mr Brian Kazer
<b>Company / Organisation</b>	Tring in Transition
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No Comment
Include files	
Number	Question 24
ID	LPIO12439
Full Name	Judy Halden
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 24. Please note full document is attached to Question 46.</p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO12487
Full Name	Meenakshi Jefferys
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p>

	<p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO12534
<b>Full Name</b>	Mrs Jane Barrett
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response for Question 24. Please note full document is attached to Question 46.</p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO12583
<b>Full Name</b>	mr paul healy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO12633
<b>Full Name</b>	Merrick Marshall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasise just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO12682
<b>Full Name</b>	Monika & Casper Gibilaro
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under our name</b></p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO12730
<b>Full Name</b>	Lorna Ginn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Here are my comments on the new Local Plan</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	

Number	Question 24
ID	LPIO12779
Full Name	Mr Raymond Phipps
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>I wish to comment as follows to the Strategic Options Consultations. In general I follow the comments made by BRAG.</b></p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO12826
Full Name	Ingrid Carola McKenna
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>In addition, I draw attention to some of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could</li> </ul>

	seriously harm both urban and rural environments eg Chilterns AONB
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO12874
<b>Full Name</b>	Mr Stephen Lally
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Rather than repeat the BRAG response, with which I completely agree, I will highlight some key points that are important to me.</b></p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO12928
<b>Full Name</b>	Jon Whittle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p>



	<ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO12977
<b>Full Name</b>	Edward Keane
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO13026
<b>Full Name</b>	Bettina Deuse
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as</p>

	<p>confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</p> <p>...</p> <p><b>BRAG response to question 24 below (full BRAG response see question 46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO13079
<b>Full Name</b>	Mr Paul Tinworth
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I wish to express my full agreement with the response from the Berkhamsted Residents Action Group regarding Dacorum's Local Plan.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO13127
<b>Full Name</b>	Hilary Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive</p>

	<p>points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO13165
<b>Full Name</b>	Mr J P Goodings
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO13394
<b>Full Name</b>	Mrs Christine Mitchell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO13395
<b>Full Name</b>	Mr Alan Mitchell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes
Include files	
Number	Question 24
ID	LPIO13461
Full Name	Mrs Catherine Imber
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response</p> <p>A fine balance needs to be struck as too much tourism could seriously harm both urban and rural environments. Infrastructure improvements are required.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO13509
Full Name	Deborah Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the

	<p>extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO13564
<b>Full Name</b>	Mr Alan O'Neill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation.</p> <p>To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO13617
<b>Full Name</b>	Sue O'Neill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO13679
<b>Full Name</b>	Tim Uden
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	

Number	Question 24
ID	LPIO13744
Full Name	Edward Hatley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request that you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO13794
Full Name	Mr Roger Didham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p>

	<ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO13803
<b>Full Name</b>	Mr Garrick Stevens
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>But...</p> <p>More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both urban and rural environments, e.g. Chilterns AONB. The National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors.</p> <p>Care to be exercised to protect the Canalside envelope throughout the Borough as this is important to attract visitors and barge users.</p> <p>Given the degree of traffic congestion in the town centres (esp. Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO13849
<b>Full Name</b>	Alex Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this</p>



	<p>opportunity emphasize just a few of the most important points within that response:-</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO14019
<b>Full Name</b>	Danny Jennings
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I would like to register our joint support of the opinions of Berkhamsted Town Council, Berkhamsted Residents Action Group and the Berkhamsted Citizens Association regarding Dacorum's Local Plan.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO14068
<b>Full Name</b>	Mr John Goffey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

Your response - Please add your response here	<p>In order to avoid duplication, we request that DBC consider this response as supportive of all the points raised by Berkhamsted Residents Action Group (BRAG) in their comprehensive response to the DBC <i>Issues and Options</i> document. We would, in addition, like to add the following points concerning Question 33 of the above document.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO14116
<b>Full Name</b>	Sue Elleray
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>..</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24

<b>ID</b>	LPIO14167
<b>Full Name</b>	Mr Richard White
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I disagree with the Dacorum Local Plan proposals for the reasons stated in the BRAG response</b></p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO14309
<b>Full Name</b>	Ms Vicky Tattle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO14396

Full Name	Ray Tattle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO14445
Full Name	Giselle Okin
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>

Include files	
Number	Question 24
ID	LPIO14494
Full Name	Mr David Griffin
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><i>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</i></p> <p><i>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</i></p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO14771
Full Name	Ms Paula Farnham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has (or will be) responded (ing) in full to the 'Issues &amp; Options' consultation. I could make similar comments in response, but in order to make this simple, please accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p>However, I would like to take this opportunity to emphasize just a few of the most important points within that response.</p>

	<p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO14842
<b>Full Name</b>	Bev Mckenna
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues &amp; Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, please take this as confirmation that I wish DBC to duplicate BRAG’s responses under my name.</b></p> <p><b>In addition, I draw attention to some of the most important points within that response</b></p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO14889
<b>Full Name</b>	Mr Michael Curry
<b>Company / Organisation</b>	Tring Town Council
<b>Position</b>	Town Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Tourism should play a significant part in the Single Local Plan and be resourced accordingly. It is also important to emphasize that the target market begins with local residents.</p> <p>An illustration ... 25,000 people visit Tring Natural History Museum in August. In itself this is educational, but getting the visitors to explore Tring and/or visit the High Street will improve health and boost the local economy too.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO14945
<b>Full Name</b>	Malcolm and Jill Allen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, I/we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO14994
<b>Full Name</b>	Mr Clive Freestone
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO15044
<b>Full Name</b>	Mr & Mrs D A Simmons
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. We request you accept this summary as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>We would like to take this opportunity to emphasize a few of the most important points within that response, <b><i>in particular our response to Q25.</i></b></p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24



<b>ID</b>	LPIO15272
<b>Full Name</b>	Caroline Manson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I would like to register my views on the current consultation regarding the proposed developments in Dacorum and in particular Berkhamsted, where I have been a resident for over 20 years.</p> <p>I am attaching the more detailed comments compiled by the Berkhamsted Residents Action Group, which I fully support.</p> <p>Thank you for your consideration of my views and I hope that you will make a decision which protects the current character of our beautiful Market Town.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24: Do you agree the proposed approach to encouraging tourism?</b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments e.g. Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO15323
<b>Full Name</b>	Mr Alan Conway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has already responded to the Issues &amp; Options Consultation. I have studied their comments and confirm that I support the arguments put forward in their submission.</p>

	<p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO15372
<b>Full Name</b>	Sue Wolstenholme
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I write in support of the submission made by the Berkhamsted Residents Action Group who have written and represented very clearly the views of many Berkhamsted Residents.</p> <p><b>Standard BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO15434
<b>Full Name</b>	Nick Hanling
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and I have attached their reponse which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my</p>

	<p>view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO15482
<b>Full Name</b>	Sarah and Nigel Tester
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and I have attached their reponse which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO15538
<b>Full Name</b>	Miss Tanya Assarat
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept the attached document of this as confirmation and that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO15587
Full Name	Melanie Llewellyn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I am writing to support the submissions by The Berkhamsted Town Council, the Berkhamsted Residents Action Group and The Berkhamsted Citizens Association opposing further development in Berkhamsted.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO15654
Full Name	Mr James Honour

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I have attended the presentation and have read the Berkhamsted Residents Action Group response to the questions posed.</p> <p>I can agree with all their extensive points and request that you accept this as confirmation i wish to duplicate their responses under my name.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO15713
Full Name	Mark Pawlett
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>Please see attached a report provided by the Grove Road Residents Association. I can confirm that I am a member and as such support this document.</b></p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
Include files	
Number	Question 24

<b>ID</b>	LPIO15761
<b>Full Name</b>	Maria & Colin Sturges
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I believe the proposed Local Plan lacks vision and fails to keep the character of Dacorum. Less than 6 months ago (16th July) the previous 25 year plan was approved and that took 10 years in the making, and now we are being asked to approve a new plan having just agreed to an additional 500 houses in Tring. If the worst case scenario of the plan were to take place this would result in a 60% increase of the town of Tring. I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town...</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO15808
<b>Full Name</b>	David Kerrigan
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I fully endorse the BRAG submission on this, which is worth pointing out as I have not answered some questions, and have bundled answers to others under what seems to be the most critical one – Question 40 eliciting support or otherwise for Option 1B.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p>

	<p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO16066
<b>Full Name</b>	Dave Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please find the attached document describing issues and options that I and many other residents of Tring have addressed regarding housing development</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO16120
<b>Full Name</b>	Helen and Aaron Talbot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>We attach the report commissioned by Grove Fields Residents Association which we believe should be taken into consideration with regards to proposed plans for increased housing for Tring. We are a small town and the plans for huge new housing developments (some on Green Field sites) should be considered in the light of this.</p>

	<p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO16179
<b>Full Name</b>	Stuart Mcgrory
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please find attached report which I fully endorse. There seems to be a complete lack of vision in the proposals and lack of concern about what it will do to the infrastructure of the town.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO16236
<b>Full Name</b>	Stuart Mears
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes



Your response - Please add your response here	<p>I write in regards to your "Issues and Options Consultation Local Plan to 2036".</p> <p>I fully support the analysis and conclusions of the Issues and Options Response prepared by the Grove Fields Resident Association.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO16297
<b>Full Name</b>	Kitty Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
Your response - Please add your response here	<p><b>please find the attached report written on mine and other residents request.</b></p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO16359
<b>Full Name</b>	Aaron Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I support GFRA responses see below.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
Include files	
Number	Question 24
ID	LPIO16406
Full Name	Ruth and Stephen Wright
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</b></p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO16472
Full Name	Andrew Yeomans
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>I endorse the attached reports from the Chiltern Countryside Group and the Grove Fields Residents Association, regarding the local plan consultation.</b></p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth. Overall we agree with the proposed approach to encouraging tourism.</p>
Include files	
Number	Question 24
ID	LPIO16548
Full Name	Ian Emmas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <p>.    Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</p>
Include files	
Number	Question 24
ID	LPIO16576
Full Name	mr Ian Passey
Company / Organisation	
Position	
Agent Name	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The stuff about tourism seems dubious as well.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO16685
<b>Full Name</b>	Katie Parsons
<b>Company / Organisation</b>	Historic England
<b>Position</b>	Historic Environment Planning Advisor
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The historic environment is an important part of the Borough's employment, retail and tourism sectors, contributing to attractive, locally distinct places people want to visit, work and shop. The consultation document does not refer to the historic environment</p> <p>within the economy chapter. It is recommended that the role the historic environment has to play in economy and the opportunity for growth it provides and how it reinforces local character is better recognised.</p> <p>The Local Plan should ensure that new employment and tourism related site allocations are sustainably located and avoid harm to heritage assets and their settings, while existing sites and facilities are carefully managed. Addressing visitor management issues, particularly access and travel issues, needs to be sensitive to the historic environment.</p> <p>The Local Plan should ensure that new retail sites are sustainably located and avoid harm to heritage assets and their settings, while town and local centres are enhanced and carefully managed. Increasing the diversity of uses of uses within town centre locations can be beneficial to the historic environment if handled carefully, by allowing for a more active and vibrant centre. We would advise caution in relation to increasing out of town retail provision as this can often have a negative impact upon the vitality and viability of town and local centres, which can have associated adverse effects for the historic environment (e.g. Vacant units, dilapidated buildings and public realm etc.).</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO16687
<b>Full Name</b>	Katie Parsons

Company / Organisation	Historic England
Position	Historic Environment Planning Advisor
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Yes, but the approach could be improved by recognising the role that the historic environment has to play in tourism by creating attractive, locally distinct places that people want to visit. Acknowledgement of the contribution the historic environment makes to wider to the tourism sector will improve the soundness of the forthcoming Plan. More information on Heritage and Tourism can be found on our website here: <a href="https://historicengland.org.uk/research/current-social-and-economic-research/value-and-impact-of-heritage/heritage-and-tourism/">https://historicengland.org.uk/research/current-social-and-economic-research/value-and-impact-of-heritage/heritage-and-tourism/</a> .</p>
Include files	
Number	Question 24
ID	LPIO16831
Full Name	Jon G. Wright Dawn Sanders
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>As a member of the Grove Field Residents Association, I am in broad agreement with their conclusions.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
Include files	
Number	Question 24
ID	LPIO16899
Full Name	Jan Mcgrory
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Having read the document submitted by the grove fields residents association, I concur whole heartedly with its findings</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
Include files	
Number	Question 24
ID	LPIO16987
Full Name	Chris Pike
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please register my support for this report by Grove Fields Residents Association.</p> <p>I support this whole heartedly.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
Include files	
Number	Question 24
ID	LPIO17044
Full Name	Jade Holmes
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
Include files	
Number	Question 24
ID	LPIO17101
Full Name	Grahame Senior
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I support and endorse the views expressed in the attached document as a member of GFRA</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
Include files	
Number	Question 24
ID	LPIO17140
Full Name	D. Phillips
Company / Organisation	
Position	
Agent Name	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I fully concur with the comments attached from BRAG. The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid fill repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO17234
<b>Full Name</b>	Debbie Crooks Pam Moss
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>



Include files	
Number	Question 24
ID	LPIO17292
Full Name	Margaret and Andrew Pike
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>We wish to object most strongly to the plan to build any more dwellings in Berkhamsted and fully support all the arguments that the Berkhamsted Residents Action Group (BRAG) have put forward.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO17348
Full Name	Mr David Parker
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</b></p> <p>...</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p>

	Overall we agree with the proposed approach to encouraging tourism.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO17400
<b>Full Name</b>	Lesley Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 24 below (copy of full response attached to question 46)</p> <p><b><i>Do you agree the proposed approach to encouraging tourism?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors.</li> <li>• Given the degree of traffic congestion in the town centres (esp. Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</li> <li>• The jewel in the crown of the whole of Dacorum is the historic Victorian waterway (Grand Union Canal) running as the backbone of our local authority. Instead of respecting this irreplaceable asset the banks are being built upon, instead of enhancing this historic green linear park, if building is allowed to continue, it will become a concrete jungle and no longer a major tourism asset, and our industrial waterway history will be lost for future generations. DBC is ignoring its own important policies for the waterway</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO17455
<b>Full Name</b>	Sara Bell
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I believe you have already received the attached from planning consultants on behalf of the Grove Fields Residents Association. As a community member strongly opposed to the suggested development, I felt it necessary to re-send the report with my own comments on the matter.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
Include files	
Number	Question 24
ID	LPIO17514
Full Name	Emma Talbot
Company / Organisation	The Little Cloth Rabbit
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>Please find attached a report (GFRA) about the proposed development of Tring.</b></p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p> <p>...</p>
Include files	
Number	Question 24
ID	LPIO17562
Full Name	MR DAVID BROWN

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 24 below (copy of full response attached to question 46)</p> <p><b><i>Do you agree the proposed approach to encouraging tourism?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors.</li> <li>• Given the degree of traffic congestion in the town centres (esp. Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</li> <li>• The jewel in the crown of the whole of Dacorum is the historic Victorian waterway (Grand Union Canal) running as the backbone of our local authority. Instead of respecting this irreplaceable asset the banks are being built upon, instead of enhancing this historic green linear park, if building is allowed to continue, it will become a concrete jungle and no longer a major tourism asset, and our industrial waterway history will be lost for future generations. DBC is ignoring its own important policies for the waterway</li> </ul>
Include files	
Number	Question 24
ID	LPIO17621
Full Name	Paul Hembury
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<b>I am writing to express my concern over the proposed development of Tring as set out in the</b>

	<p><b>Issues and Options Consultation Local Plan to 2036. The attached report (GFRA) by Next Phase Planning &amp; Development details my concerns comprehensively.</b></p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO17695
<b>Full Name</b>	Michael and Jill Sanders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>As Members of the Grove Fields Action Group we have commissioned the attached report, at great expense, which indicates how strongly we feel about these proposals. This report sets out in great detail our concerns, far more eloquently than we could do ourselves.</b></p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO17744
<b>Full Name</b>	Diana Woodward
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have read the submissions made to you by the Berkhamsted Citizens Association and the Labour Party, and would like to endorse the views they express.</p> <p>BCA response to Question 24 below - full document attached to Question 46</p> <p><b><i>Do you agree the proposed approach to encouraging tourism?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors.</li> <li>• Given the degree of traffic congestion in the town centres (esp. Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</li> <li>• The jewel in the crown of the whole of Dacorum is the historic Victorian waterway (Grand Union Canal) running as the backbone of our local authority. Instead of respecting this irreplaceable asset the banks are being built upon, instead of enhancing this historic green linear park, if building is allowed to continue, it will become a concrete jungle and no longer a major tourism asset, and our industrial waterway history will be lost for future generations. DBC is ignoring its own important policies for the waterway.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO17800
<b>Full Name</b>	John and Helen Osborne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</b></p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage</p>

	<p>of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO17858
<b>Full Name</b>	David and Jane Elsmore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</b></p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO17916
<b>Full Name</b>	Dave Davies
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Please find attached a reports commissioned by a residents association (GFRA) challenging the current plans for additional building in the Tring area.</b></p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p>

	<p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO17967
<b>Full Name</b>	Mr Michael Burbidge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Given the Plan has already highlighted that the existing sites of Ashridge, Tring Park and others are already struggling with visitor numbers "<i>Ashridge SAC/SSSI, Tring Park, Tring Reservoirs and the Grand Union Canal are all reported to be experiencing visitor pressures. As the urban population increases, pressures on access to the countryside and these key attractions will increase.</i>" and the need for additional green spaces has been identified. With this growth in housing in Hertfordshire and Buckinghamshire it would appear to be madness to encourage more people into the area through tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18025
<b>Full Name</b>	mr Richard Lambert
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I wanted to quickly summarise how I feel about your plans for the redevelopment of Tring. I visited the recent Public Consultation event held at the Pendley Manor Hotel and had a conversation with a number of people from Dacorum there. The attached document deftly sets out the detailed views, but in summary (GFRA DOCUMEMNT) , my own views can be summarised in a handful of bullet point.</p>



	<p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18096
<b>Full Name</b>	Mr Graham Bright
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please find attached the response from the Grove Fields Residents Association, which I fully endorse.</p> <p>My personal position, in summary is as follows:</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18153
<b>Full Name</b>	Peter and Cathy Davidson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Further opinions and ideas are given in Grove Fields Consultants report attached

	<p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18210
<b>Full Name</b>	Nicky and Dave Hulse
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please see attached the Grove Fields Residents Association's responses to the proposed developments in Tring, which we concur with and of which we are a member</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18263
<b>Full Name</b>	Gail Skelton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	<p>I am writing as a member and in support of BRAG to voice my concerns over the latest building proposal to my home town. However I have to confess that I usually have the cynical opinion that this will count for very little and to this extent, I sincerely hope that I am proved wrong.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18323
<b>Full Name</b>	Terry and Jennifer Elliott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>We are members of the Grove Fields Residents Association and as such support their recommendations.</p> <p>We are writing in our own capacity as long term residents, (one of us being a local teacher for over 30 years), to add our personal comments regarding the proposed increase in housing in Tring, as a result of the published Strategic Planning Options for the area.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18462
<b>Full Name</b>	Mrs Wendy Mclean
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	It is important to develop and promote Dacorum. There is a tendency for people outside the borough to only think Hemel Hempstead New Town and then dismiss it.
Include files	
Number	Question 24
ID	LPIO18491
Full Name	Melanine Llewellyn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO18537
Full Name	Mrs Juliet Chodzko
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>I should like to add my name to the issues put forward in the attached (BRAG Response). I feel that the special needs of Berkhamsted have not been considered properly.</b></p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could</li> </ul>

	seriously harm both urban and rural environments eg Chilterns AONB
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18584
<b>Full Name</b>	Captain Andrew Cassels
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</b></p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18630
<b>Full Name</b>	Lindy Weinreb
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b><i>Do you agree the proposed approach to encouraging tourism?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors</li> </ul>

	<ul style="list-style-type: none"> <li>Given the degree of traffic congestion in the town centres (esp. Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</li> <li>The jewel in the crown of the whole of Dacorum is the historic Victorian waterway (Grand Union Canal) running as the backbone of our local authority. Instead of respecting this irreplaceable asset the banks are being built upon, instead of enhancing this historic green linear park, if building is allowed to continue, it will become a concrete jungle and no longer a major tourism asset, and our industrial waterway history will be lost for future generations. DBC is ignoring its own important policies for the waterway</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18677
<b>Full Name</b>	Hilary Abbott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18723
<b>Full Name</b>	Paul and Gillian Jenkins
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO18769
Full Name	Berkhamsted Citizens
Company / Organisation	Berkhamsted Citizens
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b><i>Do you agree the proposed approach to encouraging tourism?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors</li> <li>• Given the degree of traffic congestion in the town centres (esp. Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</li> <li>• The jewel in the crown of the whole of Dacorum is the historic Victorian waterway (Grand Union</li> </ul>

	Canal) running as the backbone of our local authority. Instead of respecting this irreplaceable asset the banks are being built upon, instead of enhancing this historic green linear park, if building is allowed to continue, it will become a concrete jungle and no longer a major tourism asset, and our industrial waterway history will be lost for future generations. DBC is ignoring its own important policies for the waterway
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18817
<b>Full Name</b>	Lyndsay Slater
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18865
<b>Full Name</b>	Andrew and Margit Dobbie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	



Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18911
<b>Full Name</b>	Katherine Cassels
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</p> <p>...</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>     <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO18989
<b>Full Name</b>	Mrs Emma Robertson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please find attached the final report written on behalf of Grove Field Residents Association. It states what we believe to be the best case scenario for Tring with the proposed increase to the town. Please read and include the report findings in your final decision.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19052
<b>Full Name</b>	Barbara Gainsley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I attended the meeting of Berkhamsted Citizens, and my views are reflected in the conclusions we came to on the night, and our concerns about the proposed development.</p> <p>Berkhamsted is a town in a valley, it is limited by its geography, and also hugely limited by its resources and infrastructure.</p> <p>Please accept this email as my response to the proposal, I am in complete agreement with these concerns voiced by our Citizens.</p> <p>Yes but</p>

	<ul style="list-style-type: none"> <li>• More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors.</li> <li>• Given the degree of traffic congestion in the town centres (esp. Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</li> <li>• The jewel in the crown of the whole of Dacorum is the historic Victorian waterway (Grand Union Canal) running as the backbone of our local authority. Instead of respecting this irreplaceable asset the banks are being built upon, instead of enhancing this historic green linear park, if building is allowed to continue, it will become a concrete jungle and no longer a major tourism asset, and our industrial waterway history will be lost for future generations. DBC is ignoring its own important policies for the waterway.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19109
<b>Full Name</b>	Bill Ahearn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I wish to register my objections to some of the proposals under consideration on the grounds they are simply to excessive and feel a more moderate scheme as set out in the attached report would be suitable</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19167
<b>Full Name</b>	Ms Sarah Hain

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I completely support the points discussed by the attached Report responding to the DBC planning consultation document. It addresses my own emotional and practical concerns about the town in which I live, as well as the wider area concerned, with a professionalism giving expert weight to its conclusions.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism</p>
Include files	
Number	Question 24
ID	LPIO19225
Full Name	Grove Fields Residents Association
Company / Organisation	Grove Fields Residents Association
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I attach a copy of the formal submission report raised in consultation to the Issues and Options paper on behalf of the Grove Fields Residents Association (GFRA). The GFRA represents 325 people, and I confirm that as of the 11th December 2017, this submission represents the position of all 325 members.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p>

	Overall we agree with the proposed approach to encouraging tourism.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19282
<b>Full Name</b>	Marcus, Jane, Abigail and Jennifer Fox
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Our family ( 4 adults) live in Tring and are extremely concerned about the proposed increase in housing for Tring. We are all members of Grove Fields Residents Association and attended the meetings at Pendley and Tring Town Council so that we could make an informed decision regarding the proposal from Dacorum Borough Council. GFRA response attached.</p> <p>We urge you to consider the issues and proposals in the attached report. Please do not develop Tring and further compromise the town's infrastructure. We feel strongly that green belt land should be preserved for future generations.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19336
<b>Full Name</b>	Stuart, Miranda & Melissa Kay
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation.

	<p>To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19384
<b>Full Name</b>	Wai Tang and Greg Barfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please note we are aware that the Berkhamsted Residents Action Group (BRAG) has responded in full to the "Issues &amp; Options" consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to add BRAG's responses under our name.</p> <p>We wish to add our concerns to the DBC local plan issues and options consultation.</p> <p>We are particularly concerned about the following</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19432
<b>Full Name</b>	Philippa Jones
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I enclose a response to the impact of Dacorum Local Plan on Berkhamsted. This document was drawn up by a number of people including myself, and based on the Berkhamsted Citizens meeting on the Local Plan.</p> <p><b>Question 24</b></p> <p><b><i>Do you agree the proposed approach to encouraging tourism?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors.</li> <li>• Given the degree of traffic congestion in the town centres (esp. Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</li> <li>• The jewel in the crown of the whole of Dacorum is the historic Victorian waterway (Grand Union Canal) running as the backbone of our local authority. Instead of respecting this irreplaceable asset the banks are being built upon, instead of enhancing this historic green linear park, if building is allowed to continue, it will become a concrete jungle and no longer a major tourism asset, and our industrial waterway history will be lost for future generations. DBC is ignoring its own important policies for the waterway.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19487
<b>Full Name</b>	John Wignall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I would like to endorse the findings of the attached report prepared for the Grove Fields Residents Association.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in</p>

	<p>mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19544
<b>Full Name</b>	Kevin Cullen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please refer to the attached report.(BRAG)</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19602
<b>Full Name</b>	Mark Lawson and Sharon Wilkie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I do agree with the principle that more housing is probably required however there has to be a common sense approach to the problem and considerable thought has got to be given to a proper infrastructure and the funding to support that</p>



	<p>I do hope you take the time to read this report and look at the positives and alternatives in the document which I think is a lot more balanced than I expected</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19658
<b>Full Name</b>	Vivienne Inmonger
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19717
<b>Full Name</b>	John Inmonger
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19771
<b>Full Name</b>	Ben Barth
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Here are my comments on the proposed local plan are set out on the attached document which I fully endorse (full document on q 46)</p> <p><b>Question 24</b></p> <p><b><i>Do you agree the proposed approach to encouraging tourism?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors.</li> <li>• Given the degree of traffic congestion in the town centres (esp. Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</li> <li>• The jewel in the crown of the whole of Dacorum is the historic Victorian waterway (Grand Union</li> </ul>

	Canal) running as the backbone of our local authority. Instead of respecting this irreplaceable asset the banks are being built upon, instead of enhancing this historic green linear park, if building is allowed to continue, it will become a concrete jungle and no longer a major tourism asset, and our industrial waterway history will be lost for future generations. DBC is ignoring its own important policies for the waterway.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19840
<b>Full Name</b>	Jon Esson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am a member of the Grove Fields Residents Association and support the findings set out in their report as attached</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19924
<b>Full Name</b>	Chris Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am against this development because of the pressure on the infrastructure of Tring, I am also concerned about that effect it will have on traffic and wildlife in the area as it is greenbelt land. (Response GFRA )</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p>

	<p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO19981
<b>Full Name</b>	mrs sue van rhee
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please find attached the document produced on behalf of the Grove Fields Residents Association, which details how strongly we feel about the proposed developments on Green belt land and without the appropriate supporting infrastructure..</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20038
<b>Full Name</b>	Kate and Ben Marston
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	<p>As residents of New Mill, Tring, my husband and I would like to register our response to the Grove Fields Residents Association Report (attached).</p> <p>We agree with the recommendation of the association and Tring Town Council that location TR-HR (Dunsley) is the preferred site for new housing, playing fields and employment site.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20095
<b>Full Name</b>	Maurice and Christine O'Keefe
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>We are members of the Grove Fields Residents Association and attach below our consultant's response to your planning consultation document.</p> <p>We are all on complete agreement with the findings of this report.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20152
<b>Full Name</b>	Sherry and Haydn Bond
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Please find attached a copy of the issues report for Tring.</p> <p>We love living and raising our family in a small market town.</p> <p>We believe the expansions planned will make Tring a difficult place to live and thrive.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
Include files	
Number	Question 24
ID	LPIO20210
Full Name	Dianne Pilkington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>To whom it may concern,</p> <p>I am attaching a report commissioned by the Grove Fields Residents Association of which I am a member.</p> <p>I do not believe that the Town of Tring can take a huge increase in population:</p> <p>The schools cannot cope in particular the Secondary school which is already needing to expand to accommodate children already in Tring.</p> <p>The station of Tring serves all surrounding villages and is located outside of the town requiring transport. The local bus service is not sufficient and the car park full by 8 am.</p> <p>In short, as a historic Market Town Tring thrives, but will be irreversibly damaged if over developed. Proper consideration needs to be taken regarding using green belt land which has not been taken. There is not the correct infrastructure in place and I don't believe Tring could support it.</p> <p>Thank you</p>

	<p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20258
<b>Full Name</b>	Mr Peter Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have seen the submission to DBC by the Berkhamsted Residents Action Group (BRAG), the contents of which I support.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20313
<b>Full Name</b>	David Clarke
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	The attached report was provided to me by the Grove Fields Residents Association. I have reviewed the proposals outlined in the Issues and Options Consultation Local Plan to 2036 Paper, and I believe

	<p>that the attached report captures the key concerns extremely well. I fully support the points raised in this report and would ask that you carefully consider them before progressing any further. In summary, I do not believe the proposals have been sufficiently thought through and in particular I believe that the fields referred to as "Grove Fields" is clearly unsuitable for residential development. I also believe that the proportion of houses that can be considered to be responsible allocation within Tring should in total be calculated at a maximum of 800 new homes, including the 500 homes that have already been allocated within the Local Plan and have yet to be fully delivered.</p> <p>Please accept this email and the attached report as my feedback on the proposed development of Tring.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20371
<b>Full Name</b>	Deborah Turnbull
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	



Number	Question 24
ID	LPIO20419
Full Name	Jane Collis
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I would like to express my support of option 1B and endorse BRAG's response to the DBC proposals as per the attached. I am concerned by the key features of other options, as follows:</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO20480
Full Name	Mr David Parker
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I am writing in response to the Issues and Options consultation.</p> <p>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</p> <p>It is a very detailed response to the questions set out in the consultation document and I hope will be given very careful consideration by the Council.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement</p>

	<p>should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20528
<b>Full Name</b>	DR Brigitta Case
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have attended several meetings, talked with Town Councillors and Dacorum Planners to better understand the Options outlined in the Core Strategy Plan for Dacorum.</p> <p>As a Berkhamsted resident who has enjoyed associations with the town for 50 years, I feel a responsibility to speak out and air my views – shared by many with whom I have spoken on this subject.</p> <p>The 46 Questions have been eloquently answered by many and I support the answers given by both the <b>Berkhamsted Citizens’ Association</b> and the <b>Berkhamsted Residents Action Group</b>. It seems to me that there is much repetition of the points made and so I have opted to write in email/letter format to list and outline the main points I feel should be considered.</p> <p>BRAG and Berkhamsted Citizens responses to this question are below - (the full document response are attached to the two Question 46</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul> <p>Berkhamsted Citizens response</p> <p><b><i>Do you agree the proposed approach to encouraging tourism?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>• More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a</li> </ul>

	<p>controlled car park at Ashridge Monument to deal with increased numbers of visitors.</p> <ul style="list-style-type: none"> <li>Given the degree of traffic congestion in the town centres (esp. Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</li> <li>The jewel in the crown of the whole of Dacorum is the historic Victorian waterway (Grand Union Canal) running as the backbone of our local authority. Instead of respecting this irreplaceable asset the banks are being built upon, instead of enhancing this historic green linear park, if building is allowed to continue, it will become a concrete jungle and no longer a major tourism asset, and our industrial waterway history will be lost for future generations. DBC is ignoring its own important policies for the waterway</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20575
<b>Full Name</b>	Christine Manning
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I would like to support the views put forward by the Berkhamsted Citizens Association in their response to the Core Strategy</p> <p><b><i>Do you agree the proposed approach to encouraging tourism?</i></b></p> <p><b>Yes but</b></p> <ul style="list-style-type: none"> <li>More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors.</li> <li>Given the degree of traffic congestion in the town centres (esp. Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</li> <li>The jewel in the crown of the whole of Dacorum is the historic Victorian waterway (Grand Union Canal) running as the backbone of our local authority. Instead of respecting this irreplaceable asset the banks are being built upon, instead of enhancing this historic green linear park, if building is allowed to continue, it will become a concrete jungle and no longer a major tourism asset, and our industrial waterway history will be lost for future</li> </ul>

	generations. DBC is ignoring its own important policies for the waterway
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20647
<b>Full Name</b>	Jane Hawkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I am writing with regards to the proposed development of Tring.</p> <p>I am concerned this development has not been investigated correctly. Please see the attached file (GFRA full response)</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20703
<b>Full Name</b>	Keiron Wybrow
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please find attached a response document as commissioned by Grove Fields Residents association which I am a member of.</p> <p>As well as this I would like to make my own personal feelings known.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in</p>

	<p>mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20751
<b>Full Name</b>	Christopher Townsend
<b>Company / Organisation</b>	
<b>Position</b>	Councillor, Tring Town Council
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>As a member of Tring Town Council I agree with all the responses that have been submitted by Tring Town Council (copy below)</p> <p>Tourism should play a significant part in the Single Local Plan and be resourced accordingly. It is also important to emphasize that the target market begins with local residents.</p> <p>An illustration ... 25,000 people visit Tring Natural History Museum in August. In itself this is educational, but getting the visitors to explore Tring and/or visit the High Street will improve health and boost the local economy too</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20799
<b>Full Name</b>	Usha Kilich
<b>Company / Organisation</b>	Northchurch Parish Council
<b>Position</b>	Parish Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Yes, but</b></p> <p>Improved accommodation and parking is necessary in Northchurch and Berkhamsted to allow for tourism growth.</p> <p>St Marys in Northchurch is one of the oldest Saxon Churches in Hertfordshire and was mentioned in the Domesday Survey, Northchurch also pre-dates</p>

	Berkhamsted, it had a Roman Villa / settlement dating back to around AD 60, this should be added to your Dacorum Historical data!
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20845
<b>Full Name</b>	Mr Iain Manson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have also tapped into the support of Berkhamsted Residents Action Group and have attached much more detailed comments that have been put together by that group, all of which I support. These comments are rather long, but I feel it is important to repeat them in detail.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20921
<b>Full Name</b>	Mr Jake Storey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I live in Berkhamsted and have witnessed the size of the small town growing in an unsustainable manner. As a result I joined SYBRA and also now BRAG. I have attached the BRAG response to your proposals</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p>

	<p><b>Yes</b></p> <ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO20976
<b>Full Name</b>	Mr & Mrs J.D Battye
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>This is our response to the consultation exercise in respect of the issues and options for the Local Plan recently published. We wish that the following views and comments be taken into account in your consideration of public responses.</p> <p>The Berkhamsted Residents' Action Group (BRAG) are responding in full to the Issues and Options consultation. We hereby request that you accept this e-mail asking you to duplicate BRAG's responses under our names so that a complete repetition of BRAG's submission is avoided. We would also like to place on record our endorsement of Berkhamsted Town Council's submission.</p> <p>Q24. BRAG</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul> <p><b>Berkhamsted Town Council response</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p>More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both the urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors. There is no allocated car parking for Berkhamsted Castle. The Grand Union Canal is a historic feature that would be damaged by excessive and insensitive canal side development.</p>

	Given the degree of traffic congestion in the town centres (especially Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO21061
<b>Full Name</b>	julie owen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The attached report says what we friends of Grove Fields cannot say in the correct language.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO21126
<b>Full Name</b>	Sheron Wilkie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please find attached report regarding your proposed development in Tring as submission opposing this proposal (GFRA)</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement</p>



	<p>should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO21202
<b>Full Name</b>	Sarah Lightfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Question 24</b> <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <p>Need more infrastructure to support A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO21252
<b>Full Name</b>	Sarah Lightfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>A recent report by the Chilterns Conservation Board on the Cumulative Impact of Development on the Chilterns AONB has also not been considered and should be taken into account. I strongly support their submission (below)</p> <p>The Chilterns Conservation Board would support a stronger rural visitor economy and the provision of further facilities and businesses catering for visitors, as long as they are sympathetically designed and sited, and activities are appropriate to the area and do not harm its beauty and tranquillity. Visiting the AONB improves wellbeing and enjoyment, and many parts of Dacorum have the benefit of the AONB on their doorstep. Visiting encourages people to care for and protect the AONB. The policy should recognise areas of visitor pressure where numbers are impacting on the natural environment, and seek to avoid further concentration of visitors here. Further advice is available in the</p>

	Understanding and Enjoyment chapter of the Chilterns AONB Management Plan.
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO21325
<b>Full Name</b>	Antony Harbidge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO21371
<b>Full Name</b>	Helen Kington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p>

	<p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO21551
<b>Full Name</b>	Mrs Valerie Silverton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have read the proposals and strongly agree BRAG's responses.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO21608
<b>Full Name</b>	Mr Charlie and Claire Laing
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<p><b>Your response - Please add your response here</b></p>	<p>My name is Charlie Laing and I am a resident of Tring and a member of the Grove Field Residence Association. I am writing to you on behalf of my wife and I to raise our concerns over some of the options proposed in Dacorum's New Single Local Plan (to 2036).</p> <p>I enclose a copy of a report that a planning consultant submitted to Dacorum on behalf of the Grove Fields Residents Association on Monday 11th December, of which I fully support. After the last town hall meeting, it is clear this report is very closely aligned with the views of Tring Town Council.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 24</p>
<p><b>ID</b></p>	<p>LP1021763</p>
<p><b>Full Name</b></p>	<p>Elizabeth Hamilton</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>No</p>
<p><b>Your response - Please add your response here</b></p>	<p>The Tourism Strategy set out in paragraph 7.5.5 is worthless. It says nothing about the types of business which will be promoted or the tourism assets which are available in Dacorum. The Borough is ideally placed to take full advantage of the opportunities presented by its position as a gateway to the first truly rural countryside reached on the train line from Euston, as well as to the Chilterns AONB. There is scope in particular to promote non-car leisure travel into the Borough and within it, focussed on the main train stations. There is also scope to promote businesses providing guided walking, cycling (including using electric bicycles) and horse-riding, local food producers and local cafes, pubs and restaurants. The area is under-provided with bed and breakfast, self-catering and camping provision. Dacorum has a significant asset of historic buildings in urban and rural areas, not least its churches. It has a dense network of public rights-of-way and sections of several long-distance routes including the Hertfordshire Way, the Chiltern Way, the Ridgeway, the Grand Union canal towpath and the Chilterns Cycleway. Outside of the 'honeypot' areas</p>

	<p>such as Tring Reservoirs and parts of the Ashridge Estate many of Dacorum's rural locations and routes have capacity for more visitors and users.</p> <p>Dacorum should be ashamed of the provision available to visitors to Berkhamsted Castle, one of the most historic sites in the country. There is no dedicated parking, even for disabled visitors. It could be promoted strongly to visitors arriving by train at off-peak times who could then make use of the town's food and retail facilities.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO21891
<b>Full Name</b>	Louis Quail
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Please see attached letter from the Berkhamstead residents Action group which I support whole heartedly , its quite sad that we are considering building on greenbelt land which belongs to our children and theirs because of political pressure, and while we still have not explored many other options. For example why is there a lights off building culture in London where it is considered ok to build houses that are then left empty. The point being the augment for building on greenbelt land should only be one of last resort , there are plenty of other options left before launching off this one way route .</p> <p>Berkhamsted Residents Action Group response:</p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO21928
<b>Full Name</b>	Roger Saller
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. Having lived in Berkhamsted since the beginning of this century, I feel that I have a unique perspective on what made the town attractive and what is now at risk.</p> <p><b>BRAG response to Question 24 (please note full document is attached to Q46)</b></p> <p><b>Question 24</b>      <i>Do you agree the proposed approach to encouraging tourism?</i></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO21959
<b>Full Name</b>	Thomas and Margaret Ritchie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>I have not completed the full consultation document but my wife and my views are completely in line with the comprehensive return made by Berkhamsted Town Council.</p> <p>Berkhamsted Town Council's response:</p> <p>Yes, but more infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both the urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors. There is no allocated car parking for Berkhamsted Castle. The Grand Union Canal is a historic feature that would be damaged by excessive and insensitive canal side development.</p> <p>Given the degree of traffic congestion in the town centres (especially Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO22505

Full Name	Mr & Mrs Lisa-Lotte & Henrik Hansen
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>Please find below our response to the new Local Plan consultation. I fully support Brag's response on this matter (see below)</b></p> <ul style="list-style-type: none"> <li>• Need more infrastructure to support tourism. A fine balance needs to be struck as too much could seriously harm both urban and rural environments eg Chilterns AONB</li> </ul>
Include files	
Number	Question 24
ID	LPIO22555
Full Name	Mrs C Longbottom
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>I support all answers and comments to the Issues &amp; Options Consultation document noted on the Berkhamsted Town Council website</b></p> <p><b>Yes, but</b></p> <p>More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both the urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors. There is no allocated car parking for Berkhamsted Castle. The Grand Union Canal is a historic feature that would be damaged by excessive and insensitive canal side development.</p> <p>Given the degree of traffic congestion in the town centres (especially Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</p>
Include files	
Number	Question 24
ID	LPIO22625
Full Name	Mr & Mrs Mehew
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>We write as residents of [REDACTED] [REDACTED]</p> <p>in response to your consultation on the Local Plan to 2036. We have also seen and agreed with the response to be submitted by the Meadway Residents Action Group (MRAG) (see comments LPIO18384, 18385) and the draft response prepared by Berkhamsted Town Council.</p> <p><b>Berkhamsted Town Council Response:</b></p> <p>More infrastructure is needed, e.g. hotels to support tourism as well as business. However, a balance needs to be struck as too much tourism could seriously harm both the urban and rural environments, e.g. Chilterns AONB. We note that the National Trust is having to construct a controlled car park at Ashridge Monument to deal with increased numbers of visitors. There is no allocated car parking for Berkhamsted Castle. The Grand Union Canal is a historic feature that would be damaged by excessive and insensitive canal side development.</p> <p>Given the degree of traffic congestion in the town centres (especially Berkhamsted), there will come a time when tourists will find that the town is an experience to be endured rather than enjoyed.</p>
Include files	
Number	Question 24
ID	LPIO22702
Full Name	Lewis Claridge
Company / Organisation	NHBE
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Question 24 – Do you agree the proposed approach to encouraging tourism?</b></p> <p>Although the Natural, Historic &amp; Built Environment Advisory Team supports the encouragement of tourism</p>



	<p>the contribution that the historic environment makes should be given due weight (NPPF paragraphs 126, 131). For example many of the tourist attractions noted by this section are heritage assets as are others which have not been mentioned.</p> <p>The approach to tourism should take into account the need to mitigate the impact of increasing visitor pressure upon the quality of countryside attractions, in particular key honey pot sites.</p>
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO22809
<b>Full Name</b>	Mr Patricia Wheway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes
<b>Include files</b>	
<b>Number</b>	Question 24
<b>ID</b>	LPIO22810
<b>Full Name</b>	Mr Patricia Wheway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Tourists won't come to Kings Langley if it loses its historic village feel and becomes an urban sprawl.
<b>Include files</b>	

## Report Settings Summary

Event	<b>Local Plan Issues &amp; Options November 2017</b>
Total Responses	<b>22,707</b>
Total Respondents	<b>2,376</b>
Filtered Responses	<b>371</b>
Filtered Respondents	<b>357</b>
Questions	<p><b>Question 25</b></p> <p><b>Do you support the proposed approach to the natural environment?</b></p> <p><b>Yes / No</b></p> <p><i>If no, please explain what alternative approach, or changes to our current approach, you would like and why. Where possible, support your answer with reference to any evidence.</i></p>
Filter	<i>(none)</i>
Consultation Point(s)	<b>ID-4764261-QUESTION-25</b>
Pivot	<i>(none)</i>
Document Name	Question 25 - Summary Report
Created on	2019-04-18 13:15:54
Created by	Strategic Planning Admin

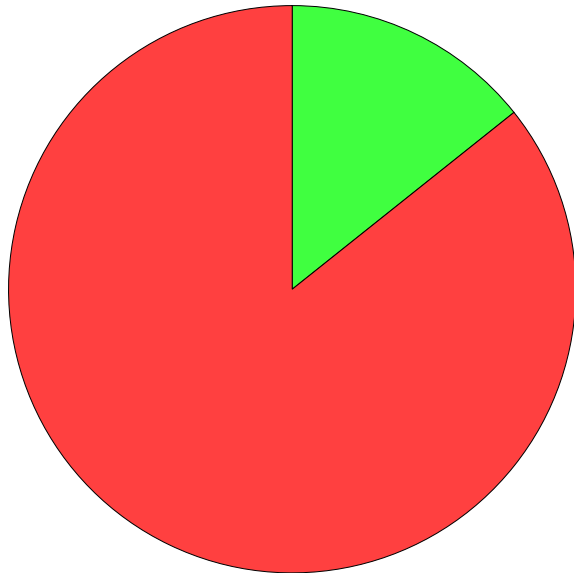
Your Opinion

Question responses: **371 (100.00%)**

**Question 25**

**Do you support the proposed approach to the natural environment?**

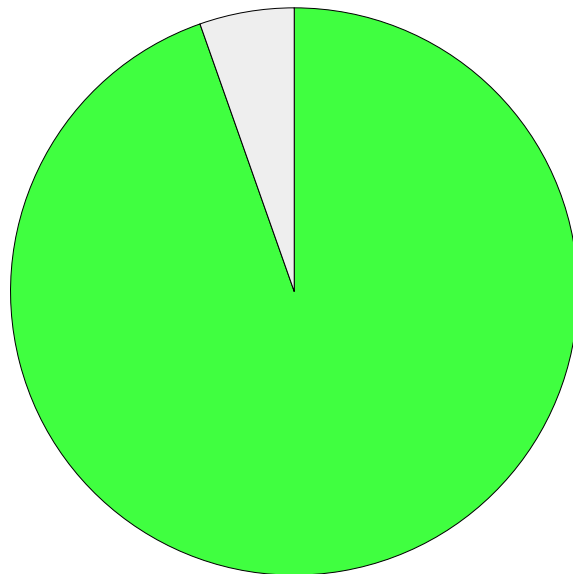
**Yes / No**



	<b>% Total</b>	<b>% Answer</b>	<b>Count</b>
<span style="color: green;">■</span> Yes	14.29%	14.29%	53
<span style="color: red;">■</span> No	85.71%	85.71%	318
Total	100.00%	100.00%	371

Responses



Question responses: **351 (94.61%)**



	% Total	% Answer	Count
<span style="color: green;">■</span> Responses	94.61%	100.00%	351
<span style="color: grey;">■</span> No Response	5.39%	--	20
Total	100.00%	100.00%	371

## Supporting evidence

Question responses: **5 (1.35%)**

	<b>% Total</b>	<b>% Answer</b>	<b>Count</b>
 Response with File(s) Uploaded	1.35%	100.00%	5
 Responses with No Uploads	98.65%	--	366
Total	100.00%	100.00%	371

## Issues and Options All Responses to Question 25

<b>Number</b>	Question 25
<b>ID</b>	LPIO19
<b>Full Name</b>	Mrs Jennifer Ponsford
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	I am pleased to see that the plan recognizes housing growth will lead to increased pressure on habitats and species as a result of recreation. I would be interesting to see what action the plan proposed to address this. I think developers should be made to provide contributions for management of such sites not just provide green space within their developments. Such high quality areas require very careful management that is hugely expensive. Simply planting a few trees or providing areas of grassland is not adequate, they need to contribute to the impact of new housing in the wide area.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO93
<b>Full Name</b>	Mr John Lilley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Plus give money to the local Wildlife Trust.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO187
<b>Full Name</b>	Mr John Shaw
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	In addition the green belt should be protected from development

<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO220
<b>Full Name</b>	Mr Martin Cotton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Without seeing a detailed map of where th SSIs etc are located, it is impossible to agree with the broad generalisations.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO238
<b>Full Name</b>	Dr Ian Rennie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	This proposal is unsustainable as the idea of Sustainability Offsetting for a finite resource such as water does not apply. Both the Thames Water catchment and Anglia Water are under serious water stress. building any new houses in Dacorum without new links to sustainable water resouces can only lead to serious damage to the local environment. Currentlythe River Bulbourne is dry in Berkhamsted and the flow in the River Gade is very slow. Tring reservoirs are at the lowest levels I have seen and they support the Grand Union Canal .Any further abstraction of water from the chalk hills of Dacorum will result in our chalk streams being permanently dry and the Grand Union Canal unusable. the Tring reservoirs are filled by springs in the chalk as are the Rivers Bulbourne and Gade . More water abstraction will permanently ruin them.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO340
<b>Full Name</b>	Mr David Stanier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	However both the green belt and water sources should be considered in this section
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO373
<b>Full Name</b>	Mr Michael Bouvier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Botany, entomology and ornithology other wildlife will all be significantly affected by building on land in Kings Langley (includes Shendish Manor).</p> <p>The lack of recognition of the loss of biodiversity resource within the proposal renders its conclusions that the bio-diversity effect having “no net loss” fundamentally unsound.</p> <p>Policy CS25: Landscape Character states “All development will help conserve and enhance Dacorum’s natural and historic landscape”. However, the plans will NOT conserve or enhance any of Dacorum’s natural and historic landscape. Buildig on site KL-h2 would be a reckless desecration of a site of national historic importance.</p> <p>These severe, long term, cumulative effects upon the rural landscape and existing residents quality of life would be totally unreasonable and are, therefore, unacceptable.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO460
<b>Full Name</b>	Ms Julia Marshall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	It sounds good in principle, but not sure how the local plan intends to carry out the protection of the environment, fauna, flora and traditional methods of farming whilst handing over large areas of greenbelt for development. In addition, the demand for water



	extraction is already great, surely the proposed increase in homes would put an intolerable strain on the system?
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO518
<b>Full Name</b>	Mr John Saunders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The wholesale development of green belt land cannot conserve or protect wildlife and damages the environment. Only the use of brownfield sites can mitigate this. There are serious issues to do with water supplies in the area which will be made worse by an increase in population/consumption. We will also lose one of the last farms in Hertfordshire if Wayside Farm is developed.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO523
<b>Full Name</b>	Debbi James-Saunders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The Herts and Middlesex Wildlife Trust have carried out work to identify ecological corridors and how they can be protected. I am not happy with the comment "we will consider how we can incorporate this work in the new Local Plan and through any master plans prepared for key development sites". This fills me with absolutely no confidence that this will be done. Surely this should be considered in the early days of any proposed development?  No good can come from building on Green Belt land. I am concerned that the natural habitat of our local wildlife in Kings Langley will be permanently damaged.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO636
<b>Full Name</b>	Mrs Carole Stokes
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Leave our natural spaces alone and nature will manage itself
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO677
<b>Full Name</b>	Mr David Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes - but any controlled development of green belt for housing should include green spaces, tree planting etc,
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO721
<b>Full Name</b>	Mr Miguel Patel
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	No. The proposed approach is vague and makes no reference to areas which fall outside the local, national and European designations. This approach is over-simplistic and does not take account of the ecological value of undesignated land. With regard to the proposed widespread development on greenbelt land, it is difficult to envisage how the ecological value of the developed sites could be off-set successfully within the context of Dacorum. It is noteworthy that the following principles of the National Planning Policy Framework, which local authorities are obliged to follow, are not mentioned in this section:  - <i>Conserve and enhance biodiversity;</i> - <i>Protect the habitats of these species from further decline;</i>

	<p>- Protect the species from the adverse effect of development; and</p> <p>- Refuse planning permission for development, if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for.</p> <p>In respect of Wayside Farm, the site appraisal does not make any reference to the ecological features of the site. The field margins and hedgerows of the site are an important wildlife corridor which support rare, vulnerable and protected species such as great-crested newts, bats, hedgehogs and barn owls. As a resident and recreational user of the site, I have had first-hand observation of these species. These hedgerows contain mature trees which, notwithstanding their ecological significance, are of high amenity value. To my knowledge, an assessment of their CAVAT values, an asset management tool underpinned by UK planning law, is yet to be made.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO759
<b>Full Name</b>	Mr Kelvin Archer
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>HH1-h1a, HH-h2</b></p> <p>Please do not build on the lower slopes of the Gade Valley to the north of Hemel. At the moment we have a green corridor as the entrance to Hemel along the Leighton Buzzard Road coming from the north. You have to get as far as the roundabout at the bottom of Warners End Hill before you really see much housing and by this time you are on the edge of the town centre. This green corridor with Gadebridge Park on the left as you approach is a huge asset to Hemel and if it is lost will be a mistake for the town. If any development is to take place on the sites above it needs to be well away from the lower slopes.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO907
<b>Full Name</b>	Mrs Lindsey O'Brien
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	To protect the natural environment would mean to not build on green belt sites. The point being that this is countryside and part of the natural environment we live in. Also, wildlife. To build and develop, particularly on Shendish, would drive out all natural wildlife. This is part of the character of the Village and to build on the green belt would destroy the natural environment. We currently have wild deer, rabbits, foxes, badgers and an array of birds, this would all be driven out. So in the mornings , instead of looking out of our windows and seeing deers roaming, we will see cars. I cannot put into words my anger at this thought. Not to mention , the developments would also drive out horse riders, hikers, scouts and cyclists as the roads will become too unsafe for them, as there will be too many cars on the road. I would like to highlight Shendish Manor on this point- this answer is particularly applicable to this development.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO934
<b>Full Name</b>	Ms Stephanie Knowles
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Your proposals protected only selected areas. It does not protect the greenbelt land around Kings Langley, including the Shendish proposal.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO935
<b>Full Name</b>	Ms Stephanie Knowles
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The scale of your proposed development will obviously lead to greater pollution, especially as the infrastructure is not there to cope with the increase of traffic through villages. Furthermore, although Ruckler's Lane does not get flooded yet, though in heavy rain, a stream does run down the lane, it suffers from soil and debris being

	brought down from the hills. As soon as soil is disturbed during the proposed mass building this problem will increase, and most likely become an issue on neighbouring hills e.g Vicarage Lane. Your proposal needs to consider with this issue.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO976
<b>Full Name</b>	Mrs Saunders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Sustainability Offsetting does not necessarily benefit the local environment.</p> <p>The building of so many houses where there is already pressure on water supply and additional water extraction will be severely detrimental to the environment. See earlier comments about Gade and Bulbourne Rivers.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO986
<b>Full Name</b>	Mr Robin Knowles
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The other areas of open space and countryside needs to be protected otherwise the wildlife, trees and green space we have between these currently protected places will disappear if the developers get there hands on it, then you wave goodbye to the wildlife, trees and fields we currently have around Kings Langley.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1018
<b>Full Name</b>	Mr Dominic Lawrance
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1040
<b>Full Name</b>	mr Tish Seabourne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Ecological corridors are vital and need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed. • Removal of Green Belt for building does not enhance the 'Green Infrastructure'
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1099
<b>Full Name</b>	Ms Tish Seabourne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Building on the Green Belt does not enhance the Green Infrastructure in any shape or form. Building on Green Belt erodes the Green Infrastructure and harms the environment.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1192
<b>Full Name</b>	Miss Kylie Jones
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The proposed approach is vague and makes no reference to areas which fall outside the local, national and European

designations. This approach is over-simplistic and does not take account of the ecological value of undesignated land, its importance to people and the ecosystem services these areas provide.

In section 8.1.10 it is proposed that the 'current policy relating to 'Sustainability Offsetting' to mitigate 'loss of biodiversity or increased carbon emissions' will be reviewed. The two topics should be reviewed separately. When applying the mitigation hierarchy, offsetting is always the last resort. DCB should place more emphasis on 'protecting and enhancing' what exists (protect green belt) and mitigation should be concentrated within or around the proposed sites to ensure benefits are realised locally. DCB should apply the principle 'bigger, better, more joined up.

Biodiversity is one aspect of green infrastructure and underpins many of the benefits that green infrastructure provides. The Net Gain good practice principles state that 'achieving these net gains in biodiversity, where there are wider benefits for society, is more than simply outweighing losses with gains. It requires doing everything possible to avoid losing biodiversity in the first place, as well as involving stakeholders especially as partners. It also requires the gains in biodiversity to be valuable locally, and to make important contributions towards regional and national priorities for nature conservation (CIRIA, CIEEM & IEMA (2016) Biodiversity Net Gain. Good practice principles for development. [http://www.cieem.net/data/files/Publications/Biodiversity\\_Net\\_Gain\\_Principles.pdf](http://www.cieem.net/data/files/Publications/Biodiversity_Net_Gain_Principles.pdf) )

The principle of 'net gain biodiversity' is well known and DBC should assess and value all green space which may be impacted directly or indirectly by these proposals, as mentioned above this should include both designated and undesignated sites. Green belt land is not discussed in section 8 of the report which is a clear oversight. It highlights that DBC are out of touch with its stakeholders, the community, as the land supports a number of protected species and is regarded as a real asset to the community, DBC should acknowledge this. Whilst accepting the primary purpose of green belt is to control urban sprawl, it is widely recognised that it also provides habitat, connectivity, accessible green space and is highly valued by the community. Green belt land should be protected.

It is noteworthy that the following principles of the National Planning Policy Framework (NPPF), which local authorities are obliged to follow, are also not mentioned in this section:

- *Conserve and enhance biodiversity;*
- *Protect the habitats of these species from further decline;*
- *Protect the species from the adverse effect of development;*
- and*
- *Refuse planning permission for development, if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for.*

In respect of Wayside Farm (KL-h3), the site appraisal does not make any reference to the ecological features of the site. The field margins and hedgerows of the site are an important wildlife corridor which support rare and protected species

	such as great-crested newts, bats, hedgehogs and barn owls of which I have first hand observation of these species on this site. These hedgerows contain mature trees which, notwithstanding their ecological significance, are of high amenity value and provide numerous ecosystem services with wide reaching benefits to people, health and the environment. To my knowledge, an assessment of their CAVAT values, an asset management tool underpinned by UK planning law, is yet to be made. DBC should, if they have not done so already ensure that the appropriate protection measures (TPO's) are put in place to protect the mature trees at Wayside farm (KL-h3).
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1220
<b>Full Name</b>	Mr Bernard Richardson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1237
<b>Full Name</b>	Mr D Lucas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Plans for Tr-h6 show the development being built with infrastructure directly having an impact upon the canal. This stretch of waterway is a remote habitat for fish, herons, kingfishers and other wildlife. It is also a short distance away from the Tringford reservoir - another rich habitat for wildlife in the area. I hope that the River and Canal Trust is consulted carefully on this and that any advice available from the Herts and Middlesex Wildlife Trust is considered very carefully.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1273
<b>Full Name</b>	Sarah Harper
<b>Company / Organisation</b>	



<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	If you don't develop on Green Belt land and take action to protect the areas that make the area so nice there would be no need to micro manage the area. There should be more focus on protecting what we have and stop anything further being lost to developers.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1325
<b>Full Name</b>	Mrs Catherine Marks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Building on green belt land will not conserve nature or the natural environment and once build on adding a few trees and green areas will never be the same.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1359
<b>Full Name</b>	Mr Andrew Calderwood
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes, but greater emphasis needs to be given in the new Local Plan to the importance of our chalk streams and protection of the aquifer (from where most of Dacorum's water needs are met).
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1503
<b>Full Name</b>	Mr Chris Marks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	By removing valued landscapes such as green belt land then the natural environment is being ruined as it will never be the same again.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1623
<b>Full Name</b>	Mrs Susan Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1651
<b>Full Name</b>	Mrs Barbara McLeod
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Whilst the proposals in principle are positive, the approach has been over simplified. DBC should protect features within the community that are locally important and that have historic value. For example the proposals to build on Wayside Farm (KL-h3) would destroy important historical features and damage the landscape character of our village; removing historic hedgerows (which would also destroy important habitat), taking a productive farm out of agricultural use (loosing part of our local heritage and important community asset) and changing the entire 'look and feel' of the village, which will no longer be a village if the levels of development proposed in options 2 &amp; 3 go forward.</p> <p>Kings Langely was part of the Crown Estate for several centuries and home to the Dower House for the Queens. The Church is over 800 years old; the village is called Kings Langley for a reason and has been home to Royals for many centuries. The history of the village features in many publications and has an established History Society.</p>
<b>Include files</b>	

<b>Number</b>	Question 25
<b>ID</b>	LPIO1699
<b>Full Name</b>	Ms G Puddiphatt
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	You need to stop contradicting yourself with these 'proposals'. All development on Green Belt land will harm wildLife habitats,historic and environmental habitats. Where is your current Sustainability Offsetting policy?
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1804
<b>Full Name</b>	Mrs Pamela Kingsland
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	By building on greenbelt is tantamount to destroying all conservation.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1889
<b>Full Name</b>	Mr Richard Case
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25

<b>ID</b>	LPIO1924
<b>Full Name</b>	ms V Earle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	I agree that the natural environment needs to be protected. Off setting by developer often does not materialise as it is not enforced
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO1944
<b>Full Name</b>	Miss teresa finnigan
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	No development on GB will protect our natural environment for future generations.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2030
<b>Full Name</b>	Mrs Christine Mabley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The conservation of special value landscapes is at odds with large population concentrations and poor transport links.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2067
<b>Full Name</b>	Mr Christopher Giddings
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>A prioritisation approach is overly simplistic. Wildlife needs a way of travelling between sites to ensure it can thrive, the above approach does not consider this other than "consider how we can incorporate this work in the new Local Plan".</p> <p>The tiered importance approach also risks turning specific sites into zoos where people can see wildlife rather than being able to experience it in their local area.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2094
<b>Full Name</b>	Mr David Holwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Our fear is in the word consider, it is an open ended word which would still allow development. The 4 sites proposed in Kings Langley (Shendish is in Kings Langley) on the green belt are a direct attack on the natural environment. This is another area where the lack of water ie water tables at their lowest level for years without any sign of an increase in rainfall if current climate trends continue have to be addressed. Large scale development across the southeast is unsustainable.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2119
<b>Full Name</b>	Mrs Caroline Jarrett
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>As a resident of Brackenhill, I have deep concerns about the impact that the proposed development at site Be-h3 would have on the local environment. Badgers, deer, bats and other wildlife are a feature in the land around Ivy House Lane, particularly the bridleway connecting Gravel Path with Ivy House Lane. This unmade</p>

	bridleway would become a heavily used interconnecting road as those in the proposed development sought to get to Gravel Path to get to Berkhamsted Town. This wildlife would be negatively impacted. The proposed plan makes no provision or risk mitigation for this.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2169
<b>Full Name</b>	Mr Les Mosco
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Removal of Green Belt for building does not enhance the Green Infrastructure, it detracts.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2273
<b>Full Name</b>	Mrs Karen Mellor
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I agree with all of the aforementioned comments and most specifically those of Kylie Jones. Areas of Green Belt not specifically designated as AONB are still full of ecological value and need to be preserved and should be replanted with areas of woodland, orchards and like our hedgerows and traditional farming methods that all contribute to health and well being, holding moisture in the ground, prevent flooding and capturing carbon emissions.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2332
<b>Full Name</b>	Mr George Bull
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The advice of ecological experts must be heeded. "Greenwashing" is not the answer. Once the Green Belt is gone, it's gone. No amount of sustainability offsetting through financial contributions to tree-planting initiatives elsewhere in the UK or overseas can in any way, shape or form make up for what would have been destroyed.</p> <p>Instead of regarding the Green Belt as a problem, as an obstacle to development, it should be regarded as a national treasure of which DBC and its residents are custodians for future generations.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2363
<b>Full Name</b>	Mr/Mrs Colin & Jenny Fleming
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Green belt and conservation area must be protected and looked after, as far as I know we only have one conservation area of about 2 acres in Kings Langley below the Common. Rectory Farm would be ideal for a conservation area as it is on the canal and already has an abundance of wildlife that need their habitat preserved, Parklands, forest gardens and trees could be planted to protect and enhance the soil and limit carbon emissions. Natural playgrounds could be built for children, assault courses for adults. An area for growing vegetables naturally with and for the community</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2413
<b>Full Name</b>	Mrs Joanne Carrington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Any increase in population will have a negative impact on our environment.</p> <p>Firstly this refers to the loss of our greenfield spaces. In Kings Langley, Wayside farm is an area used by hundreds of locals and hundreds of Visitors, including walkers. The evidence of this is the footfall on the public footpaths going through the farm; I have witnessed this</p>

	<p>first hand from my kitchen window. In addition, the farm is an educational tool for local children who visit the farm and learn about the animals, their sounds, where food comes from etc. It's an area to gain exercise through walking and jogging. Wayside in the heart of Kings Langley. Let's keep our green and pleasant land as green and pleasant as possible. Use the brownfield sites and be known as a council that wants to develop our developable areas.</p> <p>Secondly the wildlife. I have witnessed first hand the wide variety and flocks of birds, bats, foxes and hedgehogs. The red kite regularly uses the farm to hunt its food. Myself, my neighbours and visitors also enjoy viewing the trees and extensive hedgerows. One can only imagine the wildlife living among these areas. In addition, people enjoy viewing these aspects. Removing these things would change the feel of Kings Langley. How would Dacorum measure this?</p> <p>Finally, pollution. The increase in people and vehicles would have a negative impact on localised pollution. This would impact on locals health, putting further stress on our doctors surgeries which would struggle to serve the extra population.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2417
<b>Full Name</b>	Dr Nick Hodsdon
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>8.1.5-8.1.8 It is not only the preservation of green wildlife sites that is important. It is equally important that green sites remain connected by green corridors and new connections are created. These corridors prevent the isolation of species populations and allow them to colonise new suitable habitats.</p> <p>8.1.10 Its all very well having a policy of offsetting habitat loss, but in practice the loss of a mature habitat and ecosystem to be replaced by a new created green space does not compensate for the habitat loss and damage that has occurred as a result of the development.</p> <p>The plans for additional housing will inevitably require damaging changes to the infrastructure and environment due to increased demand for water and the increased waste and pollution produced by a larger population</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2485
<b>Full Name</b>	Mr Timothy Copeman
<b>Company / Organisation</b>	



<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	you cannot build and support the environment to much conflict.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2513
<b>Full Name</b>	Mr Paul Crosland
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	In general, the proposed approach sounds good, however, I am concerned by 'sustainability offsetting' which seems to suggest that perfectly good, natural areas protected by Green belt may be given up if similar areas elsewhere are then similarly protected instead. This is not acceptable. In several of the sites considered for development, mention is made of 'green spaces being created' as part of the development, when 'green spaces' exist there already....
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2623
<b>Full Name</b>	Mr John Morrish
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Another contradiction. How can you have all these wonderful plans for our green environment and at the same time propose to sacrifice huge chuns of green belt?
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2667
<b>Full Name</b>	Mr Alan Andrews
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	By destroying greenbelt it will destroy wildlife habitat. This also includes shendish manor that houses owls. Badgers. Bats . Foxes and squirrels. Etc
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2733
<b>Full Name</b>	Mrs Marriott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	This contradicts with promoting the land near Tring Station which is next to AONB and Canal which has high ecological value
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2736
<b>Full Name</b>	Mr James Puddiphatt
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Don't build on green belt land
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2796
<b>Full Name</b>	Mr Cyril Mills
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	The loss of greenbelt clearly will effect our environment and the biodiversity that exists. Once destroyed they are gone both for wildlife and are crucial to the wellbeing of the population.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2808
<b>Full Name</b>	Mr Cyril Mills
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The increase in transport , probably two cars per house will undoubtedly damage the environment in terms of air and noise pollution. Existing areas which provide opportunities for recreation will be destroyed and the quality of the environment will be diminished for outside pursuits.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO2879
<b>Full Name</b>	Mr Antony Harbidge
<b>Company / Organisation</b>	Berkhamsted Residents Action Group (BRAG)
<b>Position</b>	Chairman
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3076
<b>Full Name</b>	Mrs Rosie Eisenstadt
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Ecosytem damage by building on Green belt can't just be 'offset'. Don't build on Green Belt.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3093
<b>Full Name</b>	mr hugh siegle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	No confidence in your consultants TRL. Development on the Green Belt is detrimental to the natural environment
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3146
<b>Full Name</b>	Mrs Carolyn Hill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Ecological corridors need to be protected. In Berkhamsted, building towards the edge of A41 (e.g.Be-h1, Be-h2) will have adverse effects and severely impact local populations, including breeding bats and birds - migrants and native species. This needs to be more clearly addressed and ignores important populations of breeding native farmland birds, including skylark and yellowhammers. These all native species which are under threat and have suffered serious population declines. The green corridors are maintained because of this farmland (significant areas of mixed arable and pasture either side of A41). This is adjacent gardens with mature trees creating many corridors, for example linking Chesham, Ashley Green, Berkhamsted through to Potten End and beyond. Removal of Green Belt for building does not enhance the 'Green Infrastructure'.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3167
<b>Full Name</b>	Mr John Walker

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3178
<b>Full Name</b>	Mrs Alicia Southgate
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3209
<b>Full Name</b>	Mrs Juanita Mann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	BUT corridors need to be wide if they are to be effective and buffer zones need to be provided for bio diverse areas such as the Bulbourne River / canal. Consideration also needs to be given to the protection of twater supplies in the area and the fragile chalk streams
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3237
<b>Full Name</b>	Mr George Wheway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The plans should clearly protect the natural canal and riverside wildlife habitats at Rectory and Hill Farm as well as Wayside Farm.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3253
<b>Full Name</b>	Mr Peter Hadden
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The proposals are vague and consist of lots of "considering" "consulting" and "reviewing". Many of the good intentions expressed are at odds with proposals expressed elsewhere in the Single Local Plan to build on Green Belt and land adjacent to the CAONB.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3336
<b>Full Name</b>	Mrs Brigitte Sawyer
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	You are not helping the natural environment by building on the Green Belt
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3391
<b>Full Name</b>	Mr Phil Sawyer
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Protect the Green Belt , do not destroy it .
<b>Include files</b>	

<b>Number</b>	Question 25
<b>ID</b>	LPIO3433
<b>Full Name</b>	Mrs Ann Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The four green belt sites by definition protect the natural environment and wildlife around the village. Wayside farm has one of the few remaining dairy herds in Hertfordshire ad the only pedigree Jersey herd iin Hertfordshire. It is used daily by many villagers and visitors for walking, riding and dog walking as is Shendish. Rectory Farm has a natural riverbank with many species living there.</p> <p>How does allow remoal of the Kings Langley sites equate with protecting the environment?</p> <p>These are our green lungs and we need each site to help with the environmental pollution we experience from the main roads which run through the heart of the village</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3483
<b>Full Name</b>	Mrs Louise Saul
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Building on greenbelt is at odds with these plans
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3586
<b>Full Name</b>	Mrs Sandra Jackson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Woolly wording, such as you state "We will consider how we can incorporate this work [ecological corridors and

	<p>how they can be protected]" implies to me that you will then consider you can't incorporate it. Again it is just empty words and no substance.</p> <p>Leave the Green Belt and beautiful countryside alone. This area is full to capacity and no more developments should be considered.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3652
<b>Full Name</b>	Mr Gruff Edwards
<b>Company / Organisation</b>	Dacorum Environmental Forum Waste Group
<b>Position</b>	Chair
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Issues and Options consultation refers to the Sustainability Appraisal Scoping Report (March 2017) to which DEF responded at length in May, though we have yet to find the summary of consultation responses referred to in the accompanying Schedule of Site Appraisals Working Note.</p> <p>Overall the Scoping Report scores well in its aspirations, and as such deserves to be an "equal partner" with the Local Plan.</p> <p>A case in point is the preservation of wildlife corridors in the face of Green Belt development. It is important to have a policy regarding the preservation of properly functioning Green Corridors within any proposed developments.</p> <p>Guidelines issued by English Nature state that Wildlife Corridors should:</p> <ul style="list-style-type: none"> <li>• be preserved, enhanced and provided, where this can be cost-effective, as they do permit certain species to thrive where they otherwise would not</li> <li>• corridors should be as wide and continuous as possible</li> <li>• their habitat should match the requirements of the target species.)</li> </ul> <p>The target species should be those that are currently found, or potentially found pre-development. An ideal Wildlife Corridor would therefore preserve and/or enhance existing native hedges with strips of grassland, which should be mown 1/3rd at a time, once per year. Grass footpaths could be mown more frequently.</p> <p>An optimum arrangement for a Wildlife Corridor would combine a swathe of grassland not otherwise used for public recreation, (except as a visual asset, and a mown footpath).</p> <p>In instances that are outside DBC's direct control the Sustainability Framework should contain policies to promote the use of renewable resources, protect natural resources and reduce waste.</p>



	<p>There appear to be some topics that are missing both from the Sustainability Appraisal and from the Options and Issues consultation that should be included.</p> <p>Searches for the words "fly-tipping", "litter" and "graffiti" find nothing. All of these activities are spiritually detrimental to the majority of Dacorum's population.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3698
<b>Full Name</b>	MS Nicola Hutton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>&lt;p&gt;Your proposals for development on Green belt land will have an inevitable effect on the wildlife, flora and fauna. What I am saying applies to the other proposed sites around Kings Langley about as I have first hand knowledge living on Rucklers Lane, I would say that there are a number of very mature trees that in addition to the contribution to air purity also provide important habitat to all forms of wildlife, birds. The Shendish manor site was also said to be of archaeological significance and the large scale development of this site will have a devastating impact upon the mammal population (badgers, Deer, birds (Owls, bats that reside in this area)).&lt;/p&gt;</p> <p>There is a risk of flooding as when it rains there is a vast amount of water that runs down Rucklers lane bringing stones and other debris with it. If Shendish manor land is developed then what would be the impact upon the existing houses and residents already living on Rucklers lane?</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3714
<b>Full Name</b>	Mr Andrew Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Of course, as this makes Be-h4 not viable.
<b>Include files</b>	
<b>Number</b>	Question 25

<b>ID</b>	LPIO3780
<b>Full Name</b>	Mr James King
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Do not build on green belt
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3797
<b>Full Name</b>	Ms Cheryl Hall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I cannot agree with the sites selected including greenbelt land. There is a difference between 'green space' and countryside. No amount of man-made parkland will make up for destroying the natural environment formed over time.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO3832
<b>Full Name</b>	Mr Michael Arrowsmith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Building on green belt land does not enhance Green credentials.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4144
<b>Full Name</b>	Mr Graham Hoad
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	But I am wary of offsetting. This could be an excuse for inaction. We need to prioritise biodiversity and carbon omission/pollution reduction. Tring is surrounded by wonderful natural environment. We need to safeguard this.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4216
<b>Full Name</b>	Ms Alison Sams
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Getting rid of Green Belt for building on certainly does not enhance the 'Green Infrastructure'
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4261
<b>Full Name</b>	Mrs Margaret Stanier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There is no commitment to the considerable role played by the Green Belt and by other rural landscapes in protecting the natural environment.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4317
<b>Full Name</b>	Mr Derek Griffin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	<p>8.3.9 briefly mentions the local chalk streams.</p> <p>What concerns to me is the water requirement for all this housing in Kings Langley and Shendish. I along with some other houses around here have our own bore holes because we are not on mains water, I have seen a drop in the water table over the last few years. The Chilterns have some of the best chalk streams in the country, if not the world. Water abstraction by the water companies has caused the local water table to drop however I understand some pumping has been reduced and a slight improvement in water flow in the streams has been seem. Clearly ten thousand + homes will need a lot of water and I fear for the chalk streams if this means more abstraction from the local aquifer.</p> <p>Further, the quick run off from these houses will encourage flooding and will not necessarily go into the local aquifer. Building in a less sensitive area should be encouraged.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4365
<b>Full Name</b>	Mrs Victoria Bate
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Not only should we preserving all natural environments, we should be creating more.</p> <p>Planting many many more trees, will at least help a little towards mitigating climate changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4368
<b>Full Name</b>	Mrs Victoria Bate
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I think planning generally needs to adhere to a more historical and cultural context.. look at Slough.. where is the context there?
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4379

<b>Full Name</b>	Mrs Victoria Bate
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>These proposals are a good starting point, but we need a much more ambitious and innovative approach to address Climate Change.</p> <p>Plus if left to private developers, they just won't get done; example.. solar panels on the new Kings Langley school, proposed and planned for, not actually achieved.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4382
<b>Full Name</b>	Mr Philip Homer
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The proposed building on Green belt is only detrimental to the environment and it enhances nothing
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4395
<b>Full Name</b>	Mr Adrian Bate
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4409
<b>Full Name</b>	Dr Lucy Murfett
<b>Company / Organisation</b>	Chilterns Conservation Board
<b>Position</b>	Planning Officer
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Chilterns Conservation Board supports the recognition of a hierarchy of designations, with AONB as a national landscape designation, protected for the nation. The relative importance graphic demonstrates well the "great weight" that should be accorded to conserving and enhancing the AONB (NPPF para 115). The recognition of a duty towards the AONB is also welcomed (Section 85 of the Countryside and Rights of Way Act 2000).</p> <p>The proposal to review the Chilterns AONB policy provides a good opportunity to refresh and update the policy. To ensure latest best practice and for consistency across the AONB, the Chilterns Conservation Board recommends incorporating into the next stage of the plan the model policy for the Chilterns AONB prepared by the Chilterns Conservation Board with the officers from across the local authorities of the Chilterns, including Dacorum. The model policy is available at <a href="http://www.chilterns.org/conservation/development/planning.html">http://www.chilterns.org/conservation/development/planning.html</a> and is attached to the representation for ease of use.</p>
<b>Include files</b>	<a href="#">Chilterns AONB model policy</a>
<b>Number</b>	Question 25
<b>ID</b>	LPIO4464
<b>Full Name</b>	Mr Robert Bailey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Start by preserving the Greenbelt.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4484
<b>Full Name</b>	Mrs Alison Williamson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The proposals to build on Wayside Farm (KL-h3) would destroy the landscape character of the local area. removing historic hedgerows and destroy important habitat., It would also take away one of the few remaining dairy farms in Hertfordshire. The land locally is walked</p>

	by hundreds during the year and the natural environment would not be preserved by developing the green belt. It is the natural habitat for many birds and animals, all of which would be lost.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4500
<b>Full Name</b>	Mr Nick Sandford
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We would like to see your local plan give strong and explicit protection to irreplaceable habitats such as ancient woodland and ancient or veteran trees. Paragraph 8.1.7 states that the 230 wildlife sites include some woodland but according to the pyramid diagram above it, these seem to be towards the bottom of the list in relative importance.</p> <p>Ancient woodland is irreplaceable. It is our richest wildlife habitat, having developed over centuries and contains a high proportion of rare and threatened species, many of which are dependent on the particular conditions that this habitat affords. For this reason, ancient woods are reservoirs of biodiversity and, because the resource is limited and highly fragmented, they and their associated wildlife are particularly vulnerable to development induced changes. Ancient trees are defined in the NPPF as "trees which, because of their great age, size or condition is of exceptional value for wildlife, in the landscape or culturally."</p> <p>We would prefer your local plan to have a wording along the following lines:</p> <p>"Loss or deterioration of irreplaceable habitats, including ancient woodland and aged or veteran trees found outside ancient woodland, resulting from development proposals should be wholly exceptional".</p> <p>With regard to offsetting mentioned in para 8.1.10, it is important that ancient woodland loss is excluded from this, as it is not possible to compensate adequately for loss of an irreplaceable habitat.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4537
<b>Full Name</b>	Mrs Alexandra Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	To be considering building on flood plain such as rectory farm kings langley. Is idiotic. We're do you propose the water will go to? Into people's houses? due to no where else for the water to go creating huge bills for the councils to help clear up after such natural disasters. The development of Shendish Manor which will back onto Rucklers Lane causing more land erosion and cause an already dangerous road to become even more dangerous due to the amount of water that washes large stones into the road when we have any rain and causes cars to skid on them.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4587
<b>Full Name</b>	Dr Alasdair Malloy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There should be no Green Belt sites included in this plan.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4641
<b>Full Name</b>	Mr Adam Trigg
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I agree the main source of pollution in our area (Berkhamsted) comes, no doubt, from traffic emissions and this should be controlled and limited wherever possible. Therefore adding developments which (especially due to their out of town locations) will necessitate more car use will mean emission targets are much harder to achieve.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4679
<b>Full Name</b>	Mrs Lydia Berman
<b>Company / Organisation</b>	



<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Keeping our environment safe needs stricter controls from our Councils, the statement of 'considering how we can incorporate this into the Plan', doesn't go far enough, and we know from past experience that developers do more than originally suggested, and the environment is always sacrificed whatever the work. We are lucky enough to have a beautiful surroundings, with wildlife and trees that need protection. We already have high pollution levels and the volume of building work being proposed will make for an unhealthy borough. Therefore keeping the green open spaces for the next generation should be of high importance.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LP104688
<b>Full Name</b>	Mrs Maria Kennedy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The wildlife conservation ambitions are incongruent with the mass development and utilisation of greenbelt land without a realistic plan for not destroying local wildlife
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LP104722
<b>Full Name</b>	Mr Keith Bradbury
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	DBC should not support development of green sites towards the A41.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LP104805
<b>Full Name</b>	Mrs Sara Cooke

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	You have discussed wildlife sites but not wildlife corridors. One of the areas being considered for removal from Green Belt is an important wildlife corridor connecting Ashridge with Berkhamsted Common. Animals (deer and badgers included) have worn paths across this land over decades.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO4813
<b>Full Name</b>	Mrs Sara Cooke
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	You have discussed wildlife sites but not wildlife corridors. One of the areas being considered for removal from Green Belt (BK-A6a) is an important wildlife corridor connecting Ashridge with Berkhamsted Common. Animals (deer and badgers included) have worn paths across this land over decades.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5002
<b>Full Name</b>	mr Martin Silliton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Getting rid of Green Belt for development does not enhance the 'Green Infrastructure'
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5065
<b>Full Name</b>	Mr Chris Lumb
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The proposed approach does not seem to go far enough. There is no specific mention in the 'proposed approach' of protecting the Bedfordshire and Cambridgeshire Claylands, the Chiltern Beechwoods or the HMWT Nature reserves.</p> <p>Ecological corridors need to be protected. Any building towards the edge of A41 would have adverse effects and drive wildlife out. This aspect needs to be more clearly addressed.</p> <p>Any removal of Green Belt for building to the South-west side of Berkhamsted would not enhance the 'Green Infrastructure', and would have other more serious effects, as it would remove the current 'buffer' between occupied housing and the noisy and emissions-laden by-pass.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5069
<b>Full Name</b>	Mr Chris Lumb
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	In general terms, what is proposed sounds acceptable, but proper attention MUST be given to maintaining the 'ecological corridors'.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5104
<b>Full Name</b>	Mrs Lucy Daviss
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	A loss of farmland and the biodiversity it brings to our local community would be of detriment to our children in the village. The farm provides learning opportunities for the children in relation to sustainable development

	and supports a huge eco-system of its own. Developing this land would lose us a wonderful resource and could be of severe detriment to the local environment. This would include an increase in pollution and possible issues with drainage and increased risk of flooding in the lower parts of the village.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5154
<b>Full Name</b>	Mrs Christine Ridley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Nature reserves and Wildlife Sites need to be joined by properly managed wildlife corridors, but the tendency is for developers to think that anything is OK as long as it's green, and this includes sports pitches and very short, regularly mown grass, which in fact are not at all wild-life friendly.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5189
<b>Full Name</b>	Mr Martin Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The approach has been oversimplified, ecological corridors need to be protected with green belt areas linked together, developing this land will only be detrimental to the environment and wildlife
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5214
<b>Full Name</b>	Mr Gareth Morris
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LP105270
<b>Full Name</b>	Mrs Catherine Anderson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	There will be much greater footfall on the natural environment and more will need to be done to protect it, and the wildlife.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LP105333
<b>Full Name</b>	Dr Rachael Frost
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The offsetting policy with off site compensation should definitely change. Greater priority should be given to the environment and conservation than this, and the policy of prioritising it is at odds with the green belt development planned. How important areas will not be damaged by an increase in footfall is not actually stated. Potential damage to these lovely places also damages the council's tourism strategy, as Ashridge in particular is important from this perspective.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LP105338
<b>Full Name</b>	Miss Giulietta Cinque
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	Building on green belt land will not conserve nature or the natural environment and once built on adding a few trees and green areas will never be the same. Look what was done at Imagination, in Kings Langley. A natural hedge/tree row, containing Elderberries and Damsons, was removed from the edge of their site for no apparent reason and replaced with a lower 'decorative (?)' hedge/tree row containing, among other things, Leylandii, a significant number of which are already dead. The higher, natural hedgerow, screened the building more, making the village feel more rural, now the, much increased in size, offices are shoved in our faces detracting further from the village feel.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5411
<b>Full Name</b>	Mr Pdraig Dowd
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	The collateral damage of adjacent development also needs to be factored in, that is, the contour, design and size of such adjacent developments on such areas needs to be considered as to ignore it may leave the area itself untouched but its approach, context, etc. negatively impacted.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5442
<b>Full Name</b>	Mr John Ingleby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The Plan should explicitly protect the natural canal & riverside habitat at Rectory Farm in Kings Langley. The canal bank adjoining the farm is (so far as one can see) a natural river bank, possibly following an earlier line of River Gade. Apart from occasional trimming of overhanging trees by British Waterways, this bank has remained untouched for decades, and provides a wildlife corridor for many different birds and plant species. With carefully-designed pathways, this wildlife area could provide much-needed facilities for educational and ecological studies.

<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5452
<b>Full Name</b>	Mr John Ingleby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Council should work with the Canal &amp; River Trust to improve the canal towpath surface between Red Lion Lane (Road Bridge 155 on attached map) and Langley Wharf (300 yds South of Railway Bridge 156) and between Water Lane (Road Bridge 158) and Home Park (Road Bridge 158A).</p> <p>This would also upgrade the existing muddy towpath sections, and encourage use of the towpath as a safe walking and cycling route between Kings Langley Station and Apsley.</p>
<b>Include files</b>	<a href="#">Canal map showing local locks and road bridges</a>
<b>Number</b>	Question 25
<b>ID</b>	LPIO5497
<b>Full Name</b>	Mr Garrick Stevens
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</p> <p>Removal of Green Belt for building does not enhance the 'Green Infrastructure'.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5522
<b>Full Name</b>	Mr Robert May
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	All existing farmland should be preserved. The future following Brexit and with climate change is uncertain. All current farmland whether used for dairy, crops or biofuel must be retained for future need of these crops. Once its gone its gone
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5587
<b>Full Name</b>	Mr Michael Ridley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The plans do not record the need for wildlife corridors to link wildlife sites, and if they are planned for, should be scrutinised by qualified ecologists
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5653
<b>Full Name</b>	Mr Nigel Vanner
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	As raised by the Chiltern Countryside Group significant wildlife corridors and habitats which have been established over decades would be lost through development of Green Belt sites. This impacts not only us but also future generations.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5685
<b>Full Name</b>	Mr Alastair Greene
<b>Company / Organisation</b>	Little Gaddesden Parish Council
<b>Position</b>	Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes



<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5879
<b>Full Name</b>	Mr Michael Lelieveld
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	We concur with the response provided by Berkhamsted Town Council to this question.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5909
<b>Full Name</b>	Mr Grahame Partridge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5923
<b>Full Name</b>	Mr Philip Catchpole
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Development of the green belt will destroy green infrastructure.
<b>Include files</b>	
<b>Number</b>	Question 25

<b>ID</b>	LPIO5945
<b>Full Name</b>	Mr Quentin Ross-Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Building on the Green Belt will not protect our wild animals such as badgers, foxes and deer. In Kings Langley, this will push them further towards the A41 and put them into great danger. We need to protect our wild life for the future.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO5989
<b>Full Name</b>	Ms Fiona Coulling
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO6043
<b>Full Name</b>	Mr Peter Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Wildlife needs a way of travelling between sites and Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed. Removal of Green Belt for building does not enhance the 'Green Infrastructure'
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO6067
<b>Full Name</b>	Mr Fred Preston

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The "Proposed Approach" appears to have very positive aims, amongst other things considering aspects such as "the impact of development in areas surrounding the Chilterns, increased water extraction, the erosion of traditional farming practices such as grazing, and the influence of climate change." However this approach is clearly NOT being followed in considering building on Green Belt Land as currently designated and proposals to build on working farms such as the Wayside Farm.  With these two examples as evidence how can we have confidence that this "Proposed Approach" has any meaning and will be followed?
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO6088
<b>Full Name</b>	Mr Richard Tregoning
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO6089
<b>Full Name</b>	Mr Richard Tregoning
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	There is huge pressure on water and sewage This will be made worse by unnecessary building in the area
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO6346
<b>Full Name</b>	Miss Lucy Muzio

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	If you build on HH-H1B there are badger sets and a red kites nest in that exact area and there are also bats and stotes. They will all be effected if you build on that part.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO6388
<b>Full Name</b>	Mr andrew miller
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Not sure how you can develop the green belt in one breath and then look to protect a natural environment in the same breath. It doesnt appear to be a well joined up plan, too many contradictions.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO6455
<b>Full Name</b>	Mrs Doreen Woods
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Any development on green belt land should be avoided. Once it is gone it can never be recovered. Concreting over open land reduces the amount of rainfall reaching the aquifers where most of our water comes from In this area. More development means greater water extraction which affects our local rivers and harms wildlife.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO6482
<b>Full Name</b>	Mrs anna silsby

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I do not subscribe to the given priority or relevance as shown in the graph. A local nature reserve can be of much more significant importance for the local community or a village than a national reserve. Its too general a description and prioritisation to be used for local planning decisions.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO6485
<b>Full Name</b>	Mr Peter Curtis
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes retain all aspects as well as the area within the Chiltern Area of Outstanding Natural Beauty as well as special areas of conversation within the protected green belt of Kings Langley
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO6536
<b>Full Name</b>	Mr Nicholas Ring
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	To protect the environment, surely it is sensible not to develop greenbelt land.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO6636
<b>Full Name</b>	Mrs Victoria Janaway
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Greenbelt is Greenbelt for a reason, not just conservation. It was determined so for a reason, to preserve the natural ecology of our land.</p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive out wildlife.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructur</li> </ul> <p>So called, Conservation areas or country parks, do not preserve the nature and character of the land. We have municipal parks, we need greenbelt. We should not be building on farm land and destroying the character of our villages.</p> <p>Once built on, the land is lost forever. • The decision to include working farmland in the Planning review could remove agricultural opportunities for future generations. • The farms circling Kings Langley add to its character as an historic village, dating back centuries. • Submitting to urban sprawl defeats the whole objective of Green Belt protection. The erosion of Green Belt land surrounding it would mean it may lose its village heritage and identity. • The Green Belt helps preserve the characteristics of Kings Langley village.</p> <p>Development should concentrate on regenerating brown field sites, but there are no brown field proposals from Dacorum BC. These have to be developed first before any Green Belt sites are considered.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO6733
<b>Full Name</b>	Mr Alan Horn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Do not compromise on any of these issues.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO6740
<b>Full Name</b>	Mr Geoff Latham
<b>Company / Organisation</b>	
<b>Position</b>	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>It is a start, however the basis should be to protect what it is absolutely important to protect and to provide more than adequate wildlife corridors to link all sites. However, it is wrong to include land just for the sake of doing so and as a device to prevent other development.</p> <p>Only 15% of the area is developed, doubling this would be a considerable amount of development but would only be 30% of the total.</p>
Include files	
Number	Question 25
ID	LPIO6762
Full Name	Miss Vicky Duxbury
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I accept that some development will be inevitable however <b>biological diversity is being reduced at an alarming rate</b> and the proposals in this plan are too simplistic to assure me that Dacorum Borough Council will fulfil their duty as set out in Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 (as amended), that is <b>the duty of all public bodies to “have regard to the purpose of conserving biodiversity in exercising their (planning) functions”</b></p> <p>The vagueness of the proposals concerns me: the lack of reference to the value of ecosystem services <b>‘Taking the value of the services we get from nature into account in your decisions isn’t an ‘optional extra’,</b> it is central to the Government’s aim to achieve a healthy natural environment by putting it at the heart of policy making...” <b><i>What nature can do for you: A practical introduction to making the most of natural services, assets and resources in policy and decision making:</i></b> Department for Environment, Food &amp; Rural Affairs January 2015</p> <p>I would like Dacorum Borough Council to put the <b>protection of existing bio-diversity at the top of the agenda</b> when it comes to consideration of sites, particularly the sites which fall outside so called protected designations which are vital as nesting or feeding sites for threatened species such as the Skylark ( <a href="https://www.bto.org/birdtrends2010/wcrskyls.shtml">https://www.bto.org/birdtrends2010/wcrskyls.shtml</a>) and the Hedgehog (<a href="https://www.bto.org/science/monitoring/hedgehogs">https://www.bto.org/science/monitoring/hedgehogs</a>)</p> <p>I would also like DBC to ensure that steps are taken to maximise the biodiversity in new development schemes</p>

	<p>by requiring developers to <b>make homes for wildlife as well as people</b>. Examples of such measures include:- building in nest sites for birds such as swifts, swallows; creating Hedgehog highways; digging ponds and wildlife friendly planting.</p> <p>Many studies have shown that people who have access to nature are happier and healthier and surely this is what DBC wishes to achieve for its residents.  <a href="https://www.gov.uk/news/articles/news/how-to-build-a-leafy-ward">https://www.gov.uk/news/articles/news/how-to-build-a-leafy-ward</a></p>
<b>Include files</b>	<a href="#">what Nature can do for you</a>
<b>Number</b>	Question 25
<b>ID</b>	LPIO7006
<b>Full Name</b>	mr michael hicks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Any development close to and visible from the AONB should be built to a higher standard and landscaped to complement the countryside.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO7019
<b>Full Name</b>	Mrs Jenna Selby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO7038
<b>Full Name</b>	Mrs Anna Corrigan
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No



<b>Your response - Please add your response here</b>	Clear lack of consideration to the environment as these dwellings will house residents that will mostly need to travel by car, taxi or bus, due to the distance from more built up
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO7115
<b>Full Name</b>	Mr & Mrs Fox
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p><b>BRAG RESPONSE TO Q25 (FUL DOC ATTACHED TO Q46)</b></p> <p>Question 25</p> <p><i>Do you support the proposed approach to the natural environment?</i></p> <p>No</p> <p>Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</p> <p>Removal of Green Belt for building does not enhance the 'Green Infrastructure'</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO7326
<b>Full Name</b>	Brian and Heidi Norris
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	We fully understand the need for additional housing in this country, but it should not be to the detriment of towns such as ours. We do not intend to reply to the 46

	<p>questions one by one, but support the answers given by the Berkhamsted Citizens' Association and the Berkhamsted Residents Action Group and support Option 1B in the Strategy Plan. Even this number of 600 further homes is, in our view, more than enough, but we understand that is an existing commitment.</p> <p>BRAG response to Question 25 (please note full document is attached to Q46)</p> <p>Question 25</p> <p><i>Do you support the proposed approach to the natural environment?</i></p> <p>No</p> <p><input type="checkbox"/></p> <p>Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</p> <p><input type="checkbox"/></p> <p>Removal of Green Belt for building does not enhance the 'Green Infrastructure'</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO7510
<b>Full Name</b>	Annette Harrison
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am very concerned about the possibility of the River Gade, a rare Chiltern chalk stream drying up. I am sure you are aware that much of this river is currently only a few inches deep (or less.) Please would you provide answers to the following:-</p> <ol style="list-style-type: none"> <li>1 What research have you carried out regarding how the countryside wildlife (inc River Gade) will be affected in the Piccotts End area?</li> <li>2 What impact will the current housing plan have on the surrounding Green Belt Land wildlife?</li> <li>3 When was the research completed and which organisations were contacted?</li> <li>4 What research have you carried out with regard to how a large housing estate will affect the flow of the River Gade?</li> <li>5 Do you accept that your current housing plan will threaten the current flow and volume of the River Gade?</li> <li>6 Are you aware that the Water Vole is legally protected in the UK under Schedule 5 of the 'Wildlife and Countryside Act, 1981'?</li> <li>7 Are you aware that Water Voles are protected against intentional killing, capture or injury and</li> </ol>

	<p>intentional or reckless disturbance, obstruction, damage or destruction of their burrows?</p> <p>8 Are you are aware that Water voles are species of principal importance under the 'Natural Environment and Rural Communities (NERCS) Act 2006', and local authorities and other public bodies have a legal duty to take Water Voles and their conservation into account. They are also a material consideration in the planning process?</p> <p>9 Badgers are protected under the 'Protection of Badgers Act 1992' - how do you plan to protect these badgers during the building process?</p> <p>10. There are many Newts in the River Gade - all species are protected under the 'Wildlife and Countryside Act, 1981 - how do you plan to protect the Newts of the River Gade?</p> <p>1 Under the Freedom of Information Act please provide documentation of the research that was carried out for the protection of the Water Voles, Badgers, Kingfishers, Owls, Newts, Bats and other wildlife animals?</p> <p>2 Under the Freedom of Information Act please provide documents to show how the increase of traffic will affect Piccotts End post completion of house building?</p> <p>3 Under the Freedom of Information Act please provide documents of all research that was carried out confirming that there will be no increase flooding post completion of house building?)</p> <p>Please note that I am happy to provide photographs recently taken in my garden to support the existence of Kingfishers, Bates and Water Voles (30 October, 2017.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO7516
<b>Full Name</b>	Paul Harrison
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am very concerned about the possibility of the River Gade, a rare Chiltern chalk stream drying up. I am sure you are aware that much of this river is currently only a few inches deep (or less.) Please would you provide answers to the following:-</p> <p>What research have you carried out regarding how the countryside wildlife (inc River Gade) will be affected in the Piccotts End area?</p> <p>1 What impact will the current housing plan have on the surrounding Green Belt Land wildlife?</p> <p>2 When was the research completed and which organisations were contacted?</p>

	<p>3 What research have you carried out with regard to how a large housing estate will affect the flow of the River Gade?</p> <p>4 Do you accept that your current housing plan will threaten the current flow and volume of the River Gade?</p> <p>5 Are you aware that the Water Vole is legally protected in the UK under Schedule 5 of the 'Wildlife and Countryside Act, 1981'?</p> <p>6 Are you aware that Water Voles are protected against intentional killing, capture or injury and intentional or reckless disturbance, obstruction, damage or destruction of their burrows?</p> <p>7 Are you aware that Water voles are species of principal importance under the 'Natural Environment and Rural Communities (NERCS) Act 2006', and local authorities and other public bodies have a legal duty to take Water Voles and their conservation into account. They are also a material consideration in the planning process?</p> <p>8 Badgers are protected under the 'Protection of Badgers Act 1992' - how do you plan to protect these badgers during the building process?</p> <p>10. There are many Newts in the River Gade - all species are protected under the 'Wildlife and Countryside Act, 1981 - how do you plan to protect the Newts of the River Gade?</p> <p>1 Under the Freedom of Information Act please provide documentation of the research that was carried out for the protection of the Water Voles, Badgers, Kingfishers, Owls, Newts, Bats and other wildlife animals?</p> <p>2 Under the Freedom of Information Act please provide documents to show how the increase of traffic will affect Piccotts End post completion of house building?</p> <p>3 Under the Freedom of Information Act please provide documents of all research that was carried out confirming that there will be no increase flooding post completion of house building?)</p> <p>Please note that I am happy to provide photographs recently taken in my garden to support the existence of Kingfishers, Bates and Water Voles (30 October, 2017)</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO7867
<b>Full Name</b>	Dr Peter Chapman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	

<b>Number</b>	Question 25
<b>ID</b>	LPIO7951
<b>Full Name</b>	Mr Norman Groves
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I would like to confirm that I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>BRAG RESPONSE TO Q25</p> <p>Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</p> <p>Removal of Green Belt for building does not enhance the 'reen Infrastructure'</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO8000
<b>Full Name</b>	Mr Michael Nidd
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Removal of Green Belt for building: delicately described in Plan documents as "soil sealing", does nothing to enhance 'Green Infrastructure'</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO8219
<b>Full Name</b>	Mrs Suzanne Nixon
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>ENVIRONMENTAL IMPACT</p> <p>A hugely important aspect of any development.</p>

	Loss of Greenbelt has a profound impact on wildlife and human well-being (both literally and figuratively).
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO8448
<b>Full Name</b>	Mr Peter Shell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Because of the above I am not in a position to myself provide detailed answers to all the questions, but have seen the response prepared by BRAG and agree with their comments which should also be regarded as my own.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO8547
<b>Full Name</b>	Mrs Sarah Rees
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p>

	<p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO8575
<b>Full Name</b>	Helen & Stuart Brown
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action group have responded in full to the issues and options consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation the we wish DBC to duplicate BRAG's responses under our name.</b></p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO8623
<b>Full Name</b>	Spencer Holmes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO8671
<b>Full Name</b>	MRS G RUSSELL
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No</p> <p>1- Sounds positive but does not tally at all with the proposals in the new Local Plan.</p> <p>2- All designated areas, including the Green Belt, and Wayside Farm should be categorically excluded from land to be considered.</p> <p>3- Agree with comments made by Miss Kylie Jones</p> <p>4- Wildlife corridors should be considered at the start of the process and given priority, and the Local Plan organised around them, not looked at as an afterthought about how to incorporate them.</p> <p>5- Planning and management of new sites to include maximising opportunities for wildlife, on the advice of an independent ecological adviser.</p> <p>6- Priority must also be give to the sustainability of water resources, which would preclude some sites from development. Over-abstraction is already a major problem in the area, and has an adverse effect on all wildlife, not just fish, etc.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO8737
<b>Full Name</b>	Mrs Pat Berkley



Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I/we request you accept this as confirmation that I/we wish DBC to duplicate BRAG's responses under my/our name.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b> <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO8769
Full Name	gregory lee
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	It appears that the impact of the environment has had little consideration when the proposal for building on green belt has been put forward. Nature is such an important part of our lives and our families well being for the future and as such the building on or re-categorising green belt land should never be an option.
Include files	
Number	Question 25
ID	LPIO8837
Full Name	Mr Lawrence Sutton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO8876
Full Name	mrs susan stier
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Q25- NO- Ecological corridors need to be preserved, building towards the edge of the A41 will drive wildlife out</p> <p>Removal of Green Belt for building does not enhance the Green Infrastructure- please explain how this can be so ?</p>
Include files	
Number	Question 25
ID	LPIO9012
Full Name	David Johnson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>No</b></p> <p>Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and</p>

	drive wildlife out. This needs to be more clearly addressed.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO9028
<b>Full Name</b>	Mrs Susan Johnson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO9201
<b>Full Name</b>	Rob & Julie Wakely
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	all future development to be subject to strict environmental and sustainability standards, including limiting traffic growth and enhancing road safety
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO9353
<b>Full Name</b>	Donna Edwards
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	- in addition to sustainability and coalescence issues, one has to consider the environmental impact of these proposals, from increased air pollution to the loss of green spaces for the natural habitat
<b>Include files</b>	

Number	Question 25
ID	LPIO9770
Full Name	Aly MacLean
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO9818
Full Name	Mr Paul Wardle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p>

	<p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO9845
<b>Full Name</b>	Nikki Hamilton
<b>Company / Organisation</b>	Herts & Middlesex Badger Group
<b>Position</b>	Unknown
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I apologise but we simply haven't had the time to go through the sustainability appraisal documents on your website but are pleased to observe a full scoping report. We do have concerns with a number of developments due to the huge amount of green belt that seems to be under threat along with ancient woodlands being encompassed and priority habitat hedgerows that could be impacted, particularly in the area North of Hemel. As stated in the scoping report, it is important to have habitat connectivity and a protection of bio diversity and we are particularly concerned that certain developments would totally isolate certain areas of bio diversity/wildlife such as HH-h1a and HH-h1b.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO9848
<b>Full Name</b>	Nikki Hamilton
<b>Company / Organisation</b>	Herts & Middlesex Badger Group
<b>Position</b>	Unknown
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>There are a number of other developments around Hemel and Berkhamsted that may have a possible impact on this protected species as these areas are close to wildlife sites and/or adjacent to ancient</p>

	woodlands such as HH-h2, HH-h3, HH-e1, BE-h1, BE-h6 or isolated copses as in BE-h4. We would like to be able to survey all proposed sites that are being seriously considered and work closely with Dacorum Planning Department regarding future mitigation. We would be interested in seeing the Herts & Middx Wildlife Trust's report on ecological corridors mentioned in question 25
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO9993
<b>Full Name</b>	mr Kevin Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10041
<b>Full Name</b>	Jill Mewha
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10110
<b>Full Name</b>	Melanie Frankel
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25

<b>ID</b>	LPIO10158
<b>Full Name</b>	Natalie Crane
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10215
<b>Full Name</b>	Mr Tim Beeby
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p>



	<ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10262
<b>Full Name</b>	John and Jane Beeley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>.....</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10312
<b>Full Name</b>	Kathleen Lally
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	<p>I am writing in response to the latest plan for housing development in Berkhamsted, most of which suggests an excessive and impractical number of new houses. I have read your Local Plan 2017 and I have read the reply of Berkhamsted Residents' Action Group (BRAG) and agree that <u>Option 1B is the only option acceptable</u>.</p> <p>I agree entirely with the BRAG response to your plan.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10360
<b>Full Name</b>	J&P Savage
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Secondly, the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10426
<b>Full Name</b>	Mr Daniel Parry
<b>Company / Organisation</b>	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO10475
Full Name	David Burbidge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, <b><u>I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name</u></b></p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> </ul>

	<ul style="list-style-type: none"> <li>Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10525
<b>Full Name</b>	Mr Stephen Doughty
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>I would however like to make a few specific comments.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10573
<b>Full Name</b>	Mr Roger Petts
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p>

	<p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10620
<b>Full Name</b>	Simon Chilton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10670
<b>Full Name</b>	Sally and David Williams
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please register as support for BRAG's submission.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p>

	<p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10718
<b>Full Name</b>	Mrs Jenny Jenkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to emphasise a few of the most important points within that response that I strongly agree with:</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10811
<b>Full Name</b>	Grant Imlah
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Moreover i am aware that The Berkhamsted Residents Action Group (BRAG) have responded in full to the

	<p>'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO10864
<b>Full Name</b>	Sheila Dawkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I have studied the above plan, accessed the BRAG website, and attended the Berkhamsted Citizens Association Visioning Evening on 15 November and the Berkhamsted Town Council presentation on 22 November.</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	

Number	Question 25
ID	LPIO10912
Full Name	Jean Thomas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 25
ID	LPIO10961
Full Name	Christopher Stafford
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO11012
Full Name	Mrs Patti Whittle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	



Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO11058
Full Name	J M Thomas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 25
ID	LPIO11139
Full Name	Cally Emmas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	

Number	Question 25
ID	LPIO11186
Full Name	Mr Neil Aitchison
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Yes but AONB areas should be added to the list and include areas of Green Belt ruled out in the review.
Include files	
Number	Question 25
ID	LPIO11233
Full Name	Jon Rollit
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO11283
Full Name	Kate Locke
Company / Organisation	
Position	
Agent Name	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>In addition I would reiterate the extensive points made in the BRAG response to the 'Issues &amp; Options' consultation. I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. The Berkhamsted Residents Action Group (BRAG) has responded in full.</p> <p>In addition, I like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b> <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO11371
<b>Full Name</b>	Ms Lorraine Gilmore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>BRAG has responded in full to the 'Issues &amp; Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish Dacorum Borough Council (DBC) to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasise some of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b> <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	

Number	Question 25
ID	LPIO11420
Full Name	Conian
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I am writing in response to the current consultation to register my views on the proposals.</p> <p>As the Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and to avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response, to add some of my own comments.</p> <p>....</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO11487
Full Name	Mr Alan Ledger
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Releasing Green Belt land for development will destroy habitat for local wildlife and threaten biodiversity.
Include files	
Number	Question 25
ID	LPIO11529
Full Name	Ms Eliza Hermann
Company / Organisation	

Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Would like to see a commitment to protect the natural environment, including all designated Special Areas of Conservation, Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest, Wildlife Sites, Regionally Important Geological Sites, Local Nature Reserves, and the ecological corridors identified by the Herts & Middlesex Wildlife Trust. All of these areas need to be shown clearly on a borough map and included in the new Local Plan.
Include files	
Number	Question 25
ID	LPIO11609
Full Name	Janet and James Honour
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO11718

Full Name	kevin minier
Company / Organisation	Dacorum Patients Group
Position	chairman
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Local Plan must pave the way for the following:</p> <ol style="list-style-type: none"> <li>1 Environment – the environment must be appealing commercially to employers and support a good quality of life for employees. Transport systems need to be efficient and affordable for the delivery of goods and services and to enable employees to get to work. There is a need for open spaces (natural lung) to improve air quality, to enable exercise and to support health and well-being.</li> </ol>
Include files	
Number	Question 25
ID	LPIO11764
Full Name	Edmund Hobley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues &amp; Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG’s responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</b></p> <p>...</p> <p><b>Brag Response to question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the ‘Green Infrastructure’</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO11790
<b>Full Name</b>	Mr Michael Demidecki
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b><u>Landscape and Biodiversity</u></b></p> <p>The hedges alongside Marshcroft Lane are old and of importance in their own right for their trees and shrubs, and for the wildlife they support. The following woody plants are to be found there: sycamore, elm, elder, blackthorn, field maple, ash, hazel, Norway maple, rose, holly, hawthorn, cherry plum, plum, spindle and dogwood (15 species in all). A count of woody plants along one 30 metre stretch alone has revealed six woody plants species, making the hedge according to Hooper's hedgerow hypothesis some 600 years old.</p> <p>Many bird species make use of these hedges.</p> <p><u>On 16.04.2017</u> the dawn chorus of birds to be heard along Marshcroft Lane (south west of the canal) was as follows:</p> <p>5.05am Canada geese  5.07am pheasant  5.09am wood pigeon  5.05am skylark  5.16am robin  5.165am blackcap  5.18am tawny owl  5.19am blackbird  5.20am mistle thrush  5.25am wren  5.30am blackcap  5.33am great tit  5.35am chiff chaff  5.38am coal tit  5.42am magpie  5.43am house sparrow,  5.44asm collared dove</p> <p><u>On 11.05.2017</u> , at a time when cow parsley was in flower, making both sides of Marshcroft Lane particularly attractive, there were in the evening</p> <p>4 blackcaps singing,  2 wrens singing,  3 chaffinches singing,  1 chiff chaff singing,</p>

	<p>2 robins singing, 1 song thrush singing, and 3 blackbirds singing and to seen.</p> <p><u>On 07.12.2017</u> a walk down Marshcroft Lane (north eastwards as far as the canal) revealed the following birds making use of the hedges: goldfinches, chaffinches, green finch, fieldfare, redwings, wren, starling, robin, blackbird, great spotted woodpecker, great tit, blue tit, and a thrush.</p> <p>Building on both sides of Marshcroft Lane will have severe consequences for this special environment, and may as mentioned adversely impact the Chiltern Beechwoods Special Area of Conservation.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO11914
<b>Full Name</b>	Janet Mason
<b>Company / Organisation</b>	Berkhamsted Town Council
<b>Position</b>	Town Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Ecological corridors need to be protected. Policy 96 of the saved Dacorum Borough Local Plan seeks to protect nature conservation interests in order to maintain and improve local</p> <p>distinctiveness of the ecology of the area. Policy 102 deals specifically with sites of importance to nature conservation. PPS 9 also deals with biodiversity. A technical Study on Nature Conservation was carried out by Herts Biological Research Centre in 2006. In addition to identifying major Biodiversity Sites, the work identified important Biodiversity Corridors. Although such sites and corridors are not protected by statute their protection should form an important part of any assessment of housing site suitability. The constant removal of local habitat and resources is degrading and takes away the ability for biodiversity to function ecologically within the urban environment.</p> <p>Removal of Green Belt for building does not enhance the 'Green Infrastructure', and building towards the edge of the A41 will also have adverse effects and drive wildlife out.</p> <p>Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made.</p>



	The section is silent on protecting the integrity of the Chalk Streams and aquifer, [referred to in 8.3.9].
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO11960
<b>Full Name</b>	Dee Sells
<b>Company / Organisation</b>	Markyate Parish Council
<b>Position</b>	Parish Clerk/ RFO
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p><b>Yes</b></p> <p><i>Markyate Parish Council are particularly concerned with the protection of the river Ver and of the water meadows along the valley of this rare chalk stream. Co-operation with Mid Bedfordshire and St Albans Council is needed.</i></p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO12062
<b>Full Name</b>	David Wilyman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 25. Please note full document is attached to Question 46</p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	

<b>Number</b>	Question 25
<b>ID</b>	LPIO12106
<b>Full Name</b>	Colin Blundel
<b>Company / Organisation</b>	Chiltern Society
<b>Position</b>	Planning Officer
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>The Chiltern Society is a charitable body with 7000 members. We campaign for the conservation and enhancement of the Chilterns National Character Area, which includes the Chilterns Area of Outstanding Natural Beauty (AONB) and part of the London Green Belt. Our role in the planning system is co-ordinated through a network of voluntary planning field officers and co-ordinators.</p> <p>We strongly support the approach proposed to protecting designated area such as the Chilterns AONB and putting landscape character at the centre of decision making.</p> <p>As the plan develops, it is essential that this approach to the environment is applied strictly and consistently in identifying the choice of sites for allocation. Environmental harm from development in the countryside is a significant threat if the level of housing proposed is to be delivered.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO12153
<b>Full Name</b>	Ray Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p> <p>Standard BRAG response to Question 25. Please note full document is attached to Q46.</p>

	<p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO12217
<b>Full Name</b>	Douglas & Christina Billington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO12296
<b>Full Name</b>	Richard Frankel
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as</p>

	<p>confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 25. Please note full document is attached to Question 46.</p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LP1012359
<b>Full Name</b>	Mr Brian Kazer
<b>Company / Organisation</b>	Tring in Transition
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LP1012440
<b>Full Name</b>	Judy Halden
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response to Question 25. Please note full document is attached to Question 46.</p>

	<p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO12488
<b>Full Name</b>	Meenakshi Jefferys
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO12535
<b>Full Name</b>	Mrs Jane Barrett
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Standard BRAG response for Question 25. Please note full document is attached to Question 46.</p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO12584
<b>Full Name</b>	mr paul healy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO12634
<b>Full Name</b>	Merrick Marshall

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasise just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b> <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO12683
Full Name	Monika & Casper Gibilaro
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under our name</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b> <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> </ul>

	<ul style="list-style-type: none"> <li>Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO12731
<b>Full Name</b>	Lorna Ginn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Here are my comments on the new Local Plan</p> <p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO12780
<b>Full Name</b>	Mr Raymond Phipps
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I wish to comment as follows to the Strategic Options Consultations. In general I follow the comments made by BRAG.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p>



	<p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO12827
<b>Full Name</b>	Ingrid Carola McKenna
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>In addition, I draw attention to some of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO12875
<b>Full Name</b>	Mr Stephen Lally
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

Your response - Please add your response here	<p>Rather than repeat the BRAG response, with which I completely agree, I will highlight some key points that are important to me.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO12929
Full Name	Jon Whittle
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO12978
Full Name	Edward Keane
Company / Organisation	
Position	

Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO13027
Full Name	Bettina Deuse
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity to emphasize just a few of the most important points within that response below.</p> <p>...</p> <p><b>BRAG response to question 25 below (full BRAG response see question 46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> </ul>

	<ul style="list-style-type: none"> <li>Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO13080
<b>Full Name</b>	Mr Paul Tinworth
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I wish to express my full agreement with the response from the Berkhamsted Residents Action Group regarding Dacorum's Local Plan.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO13128
<b>Full Name</b>	Hilary Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p> <p>...</p>

	<p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO13166
<b>Full Name</b>	Mr J P Goodings
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO13236
<b>Full Name</b>	Mr David Bridge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>HH-H3</p> <p>One of the key features of a listed country house like Shendish is the land that surrounds that house. Building 900 houses on the golf course destroys its status as a country house because it will merge into a sea of houses and concrete.</p> <p>Within this area there is a tree preservation order (northern edge) which should have free drainage around it and access for wild life.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO13311
<b>Full Name</b>	Mrs Diana Calderwood
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	This land should ideally be parcel of Chiltern AONB as this forms the head of the rolling chalk arterial valley flowing into the AONB, having relationship and collecting water for the aquifer at Bulbourne which we rely on for our water supply. This should be considered to be included in the AONB as it is important.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO13396
<b>Full Name</b>	Mrs Christine Mitchell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO13397
<b>Full Name</b>	Mr Alan Mitchell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Yes
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO13462
<b>Full Name</b>	Mrs Catherine Imber
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response</p> <p>Removal of Green Belt for building does not enhance the 'Green Infrastructure'</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO13510
<b>Full Name</b>	Deborah Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25

<b>ID</b>	LPIO13565
<b>Full Name</b>	Mr Alan O'Neill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO13618
<b>Full Name</b>	Sue O'Neill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p>



	<ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO13680
<b>Full Name</b>	Tim Uden
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO13745
<b>Full Name</b>	Edward Hatley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request that you accept this as</p>

	<p>confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b> <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LP1013795
<b>Full Name</b>	Mr Roger Didham
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b> <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LP1013850
<b>Full Name</b>	Alex Dann
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b> <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO14020
<b>Full Name</b>	Danny Jennings
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I would like to register our joint support of the opinions of Berkhamsted Town Council, Berkhamsted Residents Action Group and the Berkhamsted Citizens Association regarding Dacorum's Local Plan.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b> <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	

Number	Question 25
ID	LPIO14069
Full Name	Mr John Goffey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>In order to avoid duplication, we request that DBC consider this response as supportive of all the points raised by Berkhamsted Residents Action Group (BRAG) in their comprehensive response to the DBC <i>Issues and Options</i> document. We would, in addition, like to add the following points concerning Question 33 of the above document.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO14117
Full Name	Sue Ellera
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>..</p>

	<p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO14168
<b>Full Name</b>	Mr Richard White
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>I disagree with the Dacorum Local Plan proposals for the reasons stated in the BRAG response</b></p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO14310
<b>Full Name</b>	Ms Vicky Tattle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO14360
<b>Full Name</b>	Mr Humphreys
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO14397
<b>Full Name</b>	Ray Tattle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p>

	<p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO14446
<b>Full Name</b>	Giselle Okin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO14495
<b>Full Name</b>	Mr David Griffin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><i>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as</i></p>

	<p>confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b> Do you support the proposed approach to the natural environment?</p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO14684
<b>Full Name</b>	Ann Bunn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	it is important to uphold the natural environment
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO14741
<b>Full Name</b>	Mr John Hislam
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	It is questioned if the water supply and, more importantly, sewerage provision for the area is adequate for significant additional households. It is well known that flooding is a serious issue for the village as the Pump area floods in periods of high rainfall and there is <u>already</u> the need for improvements to alleviate this problem. With more hard landscaping this serious issue would become intolerable and potentially dangerous. [I thus disagree with your proposed approach to protecting natural resources (et al).]
<b>Include files</b>	



Number	Question 25
ID	LPIO14772
Full Name	Ms Paula Farnham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has (or will be) responded (ing) in full to the 'Issues &amp; Options' consultation. I could make similar comments in response, but in order to make this simple, please accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p>However, I would like to take this opportunity to emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO14843
Full Name	Bev Mckenna
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, please take this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>In addition, I draw attention to some of the most important points within that response</b></p>

	<p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO14890
<b>Full Name</b>	Mr Michael Curry
<b>Company / Organisation</b>	Tring Town Council
<b>Position</b>	Town Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>It is important to bear in mind the importance of the land adjacent to the Chilterns A.O.N.B. (the setting of the A.O.N.B.) because of the impact development would have on views into and out of the A.O.N.B.</p> <p>Ecological corridors within towns also make a valuable contribution to wildlife habitat and the well-being of residents.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO14946
<b>Full Name</b>	Malcolm and Jill Allen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</p> <p>However, I/we would like to take this opportunity emphasize just a few of the most important points within that response.</p>

	<p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO14995
<b>Full Name</b>	Mr Clive Freestone
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO15045
<b>Full Name</b>	Mr & Mrs D A Simmons
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. We request you accept this summary as confirmation that we wish DBC to duplicate BRAG's responses under our names.</p> <p>We would like to take this opportunity to emphasize a few of the most important points within that response, <b><i>in particular our response to Q25.</i></b></p> <p>Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed. Removal of Green Belt for building does not enhance the 'Green Infrastructure' <b>One aspect of Hemel Hempstead planning that has been a success are the number of green recreational spaces situated amongst clusters of housing such as Shrub Hill Common, Northbridge Park, Galley Hill, Spring Fields, Gadebridge Park, Randall Park, Lockers Park, Keen Fields, Adeyfield Adventure Playground, Blackbirds Moor, Heath Park, Line Walk, Planets Park, The Beers Garden. In comparison Berkhamsted to the south of the high street has only 2 sites namely Lagley Meadow and Butts Meadow. More public recreational space is needed within Berkhamsted amongst this ever growing densely populated area of housing.</b></p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b> <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO15110
Full Name	Grand Union Investments
Company / Organisation	Grand Union Investments C/O Savills
Position	Associate Director
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<ul style="list-style-type: none"> <li>• The NPPF, paragraph 109 requires that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. The Council proposes to take forward policies contained within the Core Strategy that accord with this approach and we consider the principle therefore to be sound. We await to see the studies and analysis</li> </ul>

	that the Council prepares on this matter in order to ensure that the policy approach is properly evidence based.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO15151
<b>Full Name</b>	Mr David Broadley
<b>Company / Organisation</b>	Aylesbury Vale District Council
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Issue 17 - How can we protect the natural environment?</b></p> <p>p.67 – Has a Habitat Regulations Assessment been carried out or is that identified as part of the evidence to be prepared once the favoured option has been taken forward? The HRA Screening should take account of the latest assumptions of local plans in neighbouring council areas fore example the VALP as well as committed growth.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO15273
<b>Full Name</b>	Caroline Manson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I would like to register my views on the current consultation regarding the proposed developments in Dacorum and in particular Berkhamsted, where I have been a resident for over 20 years.</p> <p>I am attaching the more detailed comments compiled by the Berkhamsted Residents Action Group, which I fully support.</p> <p>Thank you for your consideration of my views and I hope that you will make a decision which protects the current character of our beautiful Market Town.</p>

	<p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25: Do you support the proposed approach to the natural environment?</b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO15324
<b>Full Name</b>	Mr Alan Conway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has already responded to the Issues &amp; Options Consultation. I have studied their comments and confirm that I support the arguments put forward in their submission.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO15373
<b>Full Name</b>	Sue Wolstenholme
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	<p>I write in support of the submission made by the Berkhamsted Residents Action Group who have written and represented very clearly the views of many Berkhamsted Residents.</p> <p><b>Standard BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO15435
<b>Full Name</b>	Nick Hanling
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and I have attached their reponse which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO15483
<b>Full Name</b>	Sarah and Nigel Tester
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation and I have attached their response which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO15539
<b>Full Name</b>	Miss Tanya Assarat
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept the attached document of this as confirmation and that I wish DBC to duplicate BRAG's responses under my name.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p>



	<ul style="list-style-type: none"> <li>Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO15588
<b>Full Name</b>	Melanie Llewellyn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am writing to support the submissions by The Berkhamsted Town Council, the Berkhamsted Residents Action Group and The Berkhamsted Citizens Association opposing further development in Berkhamsted.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO15655
<b>Full Name</b>	Mr James Honour
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I have attended the presentation and have read the Berkhamsted Residents Action Group response to the questions posed.</p> <p>I can agree with all their extensive points and request that you accept this as confirmation i wish to duplicate their responses under my name.</p>

	<p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO15714
<b>Full Name</b>	Mark Pawlett
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Please see attached a report provided by the Grove Road Residents Association. I can confirm that I am a member and as such support this document.</b></p> <p>In particular I am concerned regarding the lack of strategic thinking that the DBC proposes in respect of town planning. It is my view that affordable housing is required, however it is critical that any development effectively considers ecosystem services and biodiversity provided by Green Belt space in the area. I am concerned that the wider societal issues regarding the loss of green space in general are not effectively being considered. Town planning in Tring at the moment seems to be ignoring that there are proven causal links between green space and mental health.</p> <p><b>GFRA Response to Question 24, full document attached to question 46</b></p> <p>We consider both the physical and natural attractions of the Borough to be of the highest priority and with that in mind the encouragement of tourism to take advantage of the rural attractions associated with the AONB and Green Belt are greatly encouraged, and improvement should concentrate on locations where infrastructure can allow growth.</p> <p>Overall we agree with the proposed approach to encouraging tourism.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO15762
<b>Full Name</b>	Maria & Colin Sturges

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I believe the proposed Local Plan lacks vision and fails to keep the character of Dacorum. Less than 6 months ago (16th July) the previous 25 year plan was approved and that took 10 years in the making, and now we are being asked to approve a new plan having just agreed to an additional 500 houses in Tring. If the worst case scenario of the plan were to take place this would result in a 60% increase of the town of Tring. I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town...</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
Include files	
Number	Question 25
ID	LPIO15809
Full Name	David Kerrigan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

<p><b>Your response - Please add your response here</b></p>	<p>I fully endorse the BRAG submission on this, which is worth pointing out as I have not answered some questions, and have bundled answers to others under what seems to be the most critical one – Question 40 eliciting support or otherwise for Option 1B.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the ‘Green Infrastructure’</li> </ul>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 25</p>
<p><b>ID</b></p>	<p>LPIO15902</p>
<p><b>Full Name</b></p>	<p>Mrs Sue Yeomans</p>
<p><b>Company / Organisation</b></p>	<p>Chilterns Countryside Group</p>
<p><b>Position</b></p>	<p>Chairman</p>
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>No</p>
<p><b>Your response - Please add your response here</b></p>	<p>1 <b><u>3. THE CHILTERNES AREA OF OUTSTANDING NATURAL BEAUTY (AONB)</u></b></p> <p>3.i. Berkhamsted and Tring are set firmly within the Chilterns AONB with Green Belt acting as a soft edge and buffer between urban and natural environment. The Green Belt surrounding them is essential to the setting of the AONB and informs both the settlements themselves and the AONB. Green Belt and AONB are intrinsically interwoven, thus diminishing the Green Belt diminishes the AONB. In particular, the Green Belt on Tring 's Eastern edge affords public access to and outstanding views to/from the AONB which would be lost if any of the options for those sites were adopted.</p> <p>3.ii. As the Chilterns Conservation Board (CCB) is the statutory authority for the protection of the Chilterns AONB, its policies and position statements are highly relevant. The Board's paper: '<i>Development affecting the setting of the Chilterns Area of Outstanding Natural Beauty</i>' (ref. CCB website) is pertinent to this Consultation and the proposals therein.</p> <p>3.iii. Local authorities have statutory obligations set out in section 85 of the Countryside and Rights of Way Act 2000 '<i>to be mindful of both the possible positive and negative impacts of a development within the setting of the AONB on the natural beauty and special qualities of the AONB when determining planning applications. When significant impacts are likely the Board [Chilterns Conservation Board] would like its views sought.</i>' (ref.</p>

CCB paper point 13). Quite clearly with this Plan, DBC needs to fulfil those obligations.

3.iv. It is the Group's considered view that insufficient weight and assessment has been given by the LP to those impacts and obligations. Assessment of the sites in the '*Sustainability Assessment Working Note*' December 2017 does acknowledge the AONB and cumulative effects such as increased traffic, air and noise pollution caused by potential expansion of London Luton and Heathrow airports. However, the CCG does not find the assessment outcome of these to be balanced in terms of negative/positive impact.

3.v. The CCG does not accept DBC's assessment (*Working Note p35-9*) of landscape sensitivity for Tr-h1 (land at Station Road, Tring), Tr-h2 (land West of Marshcroft Lane, Tring), and Tr-h3 (land at Ickniel Way/Grove Road, Tring) as being less than for Tr-h4 (land at Cow Lane, Tring). The proximity of all 4 sites to the AONB makes each significant in negative impact to the landscape should they be developed.

3.vi. CCB's paper further states (*CCB point 14*): '*The setting of the Chilterns AONB does not have a geographical border. The location, scale, materials or design of a proposed development or land management activity will determine whether it affects the natural beauty and special qualities of the AONB. A very large development may have an impact even if some considerable distance from the AONB boundary.*'

The scale of proposed options 2 and 3 for Tring and Berkhamsted would have great negative impact on the AONB and on the quality of life for residents and tourists in this part of the Chiltern Hills.

3.vii. The CCB (*point 15*) gives examples of adverse impact upon the setting of the AONB. These include:

- *Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way*
- *Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB*
- *The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways*
- *Loss of tranquility through the introduction of lighting, noise or traffic movement*
- *Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB*
- *Change of use of land that is of sufficient scale to cause harm to landscape character*
- *Loss of biodiversity, particularly in connection with those habitats or species of importance to the AONB*
- *Loss of features of historic interest, particularly if these are contiguous with the AONB*
- *Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes*
- *Increase in air or water pollution.*

The CCG strongly supports the position of the CCB in its description of these. We find that all options within

	the LP which require release of Green Belt will, at least to some degree, cause these adverse impacts upon the AONB's setting, and thus the AONB itself.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO16067
<b>Full Name</b>	Dave Thomas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find the attached document describing issues and options that I and many other residents of Tring have addressed regarding housing development</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO16121
<b>Full Name</b>	Helen and Aaron Talbot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<p><b>Your response - Please add your response here</b></p>	<p>We attach the report commissioned by Grove Fields Residents Association which we believe should be taken into consideration with regards to proposed plans for increased housing for Tring. We are a small town and the plans for huge new housing developments (some on Green Field sites) should be considered in the light of this.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 25</p>
<p><b>ID</b></p>	<p>LPIO16180</p>
<p><b>Full Name</b></p>	<p>Stuart Mcgrory</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>No</p>
<p><b>Your response - Please add your response here</b></p>	<p>Please find attached report which I fully endorse. There seems to be a complete lack of vision in the proposals and lack of concern about what it will do to the infrastructure of the town.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and</p>

	<p>as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO16237
<b>Full Name</b>	Stuart Mears
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>I write in regards to your "Issues and Options Consultation Local Plan to 2036".</b></p> <p><b>I fully support the analysis and conclusions of the Issues and Options Response prepared by the Grove Fields Resident Association.</b></p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	



Number	Question 25
ID	LPIO16298
Full Name	Kitty Thomas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>please find the attached report written on mine and other residents request.</b></p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
Include files	
Number	Question 25
ID	LPIO16360
Full Name	Aaron Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I support GFRA responses see below.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of</p>

	<p>the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO16407
<b>Full Name</b>	Ruth and Stephen Wright
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to duplicate BRAG's responses under our name.</b></p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO16473

Full Name	Andrew Yeomans
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>I endorse the attached reports from the Chiltern Countryside Group and the Grove Fields Residents Association, regarding the local plan consultation.</b></p> <p>I do not believe sufficient consideration has been taken of the statutory requirements due to the AONB, the National Planning Policy Framework, and the Countryside and Rights of Way Act 2000 section 85.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
Include files	
Number	Question 25
ID	LPIO16509
Full Name	Andrew Yeomans
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here

I endorse the attached reports from the Chiltern Countryside Group and the Grove Fields Residents Association, regarding the local plan consultation.

I do not believe sufficient consideration has been taken of the statutory requirements due to the AONB, the National Planning Policy Framework, and the Countryside and Rights of Way Act 2000 section 85.

CCG response to question 25 full document attached to question 46

1 **3. THE CHILTERNERS AREA OF OUTSTANDING NATURAL BEAUTY (AONB)**

3.i. Berkhamsted and Tring are set firmly within the Chilterns AONB with Green Belt acting as a soft edge and buffer between urban and natural environment. The Green Belt surrounding them is essential to the setting of the AONB and informs both the settlements themselves and the AONB. Green Belt and AONB are intrinsically interwoven, thus diminishing the Green Belt diminishes the AONB. In particular, the Green Belt on Tring 's Eastern edge affords public access to and outstanding views to/from the AONB which would be lost if any of the options for those sites were adopted.

3.ii. As the Chilterns Conservation Board (CCB) is the statutory authority for the protection of the Chilterns AONB, its policies and position statements are highly relevant. The Board's paper: '*Development affecting the setting of the Chilterns Area of Outstanding Natural Beauty*' (ref. CCB website) is pertinent to this Consultation and the proposals therein.

3.iii. Local authorities have statutory obligations set out in section 85 of the Countryside and Rights of Way Act 2000 '*to be mindful of both the possible positive and negative impacts of a development within the setting of the AONB on the natural beauty and special qualities of the AONB when determining planning applications. When significant impacts are likely the Board [Chilterns Conservation Board] would like its views sought.*' (ref. CCB paper point 13). Quite clearly with this Plan, DBC needs to fulfil those obligations.

3.iv. It is the Group's considered view that insufficient weight and assessment has been given by the LP to those impacts and obligations. Assessment of the sites in the '*Sustainability Assessment Working Note*' December 2017 does acknowledge the AONB and cumulative effects such as increased traffic, air and noise pollution caused by potential expansion of London Luton and Heathrow airports. However, the CCG does not find the assessment outcome of these to be balanced in terms of negative/positive impact.

3.v. The CCG does not accept DBC's assessment (*Working Note p35-9*) of landscape sensitivity for Tr-h1 (land at Station Road, Tring), Tr-h2 (land West of Marshcroft Lane, Tring), and Tr-h3 (land at Icknield Way/Grove Road, Tring) as being less than for Tr-h4 (land at Cow Lane, Tring). The proximity of all 4 sites to the AONB makes each significant in negative impact to the landscape should they be developed.

3.vi. CCB's paper further states (CCB point 14): *'The setting of the Chilterns AONB does not have a geographical border. The location, scale, materials or design of a proposed development or land management activity will determine whether it affects the natural beauty and special qualities of the AONB. A very large development may have an impact even if some considerable distance from the AONB boundary.'*

The scale of proposed options 2 and 3 for Tring and Berkhamsted would have great negative impact on the AONB and on the quality of life for residents and tourists in this part of the Chiltern Hills.

3.vii. The CCB (point 15) gives examples of adverse impact upon the setting of the AONB. These include:

- *Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way*
- *Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB*
- *The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways*
- *Loss of tranquility through the introduction of lighting, noise or traffic movement*
- *Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB*
- *Change of use of land that is of sufficient scale to cause harm to landscape character*
- *Loss of biodiversity, particularly in connection with those habitats or species of importance to the AONB*
- *Loss of features of historic interest, particularly if these are contiguous with the AONB*
- *Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes*
- *Increase in air or water pollution.*

The CCG strongly supports the position of the CCB in its description of these. We find that all options within the LP which require release of Green Belt will, at least to some degree, cause these adverse impacts upon the AONB's setting, and thus the AONB itself.

<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LP1016524
<b>Full Name</b>	Andrew Yeomans
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

Your response - Please add your response here

**I endorse the attached reports from the Chiltern Countryside Group and the Grove Fields Residents Association, regarding the local plan consultation.**

I do not believe sufficient consideration has been taken of the statutory requirements due to the AONB, the National Planning Policy Framework, and the Countryside and Rights of Way Act 2000 section 85.

**CCG response to question 1 full document attached to question 46**

**1 3. THE CHILTERNERS AREA OF OUTSTANDING NATURAL BEAUTY (AONB)**

3.i. Berkhamsted and Tring are set firmly within the Chilterns AONB with Green Belt acting as a soft edge and buffer between urban and natural environment. The Green Belt surrounding them is essential to the setting of the AONB and informs both the settlements themselves and the AONB. Green Belt and AONB are intrinsically interwoven, thus diminishing the Green Belt diminishes the AONB. In particular, the Green Belt on Tring 's Eastern edge affords public access to and outstanding views to/from the AONB which would be lost if any of the options for those sites were adopted.

3.ii. As the Chilterns Conservation Board (CCB) is the statutory authority for the protection of the Chilterns AONB, its policies and position statements are highly relevant. The Board's paper: '*Development affecting the setting of the Chilterns Area of Outstanding Natural Beauty*' (ref. CCB website) is pertinent to this Consultation and the proposals therein.

3.iii. Local authorities have statutory obligations set out in section 85 of the Countryside and Rights of Way Act 2000 '*to be mindful of both the possible positive and negative impacts of a development within the setting of the AONB on the natural beauty and special qualities of the AONB when determining planning applications. When significant impacts are likely the Board [Chilterns Conservation Board] would like its views sought.*' (ref. CCB paper point 13). Quite clearly with this Plan, DBC needs to fulfil those obligations.

3.iv. It is the Group's considered view that insufficient weight and assessment has been given by the LP to those impacts and obligations. Assessment of the sites in the '*Sustainability Assessment Working Note*' December 2017 does acknowledge the AONB and cumulative effects such as increased traffic, air and noise pollution caused by potential expansion of London Luton and Heathrow airports. However, the CCG does not find the assessment outcome of these to be balanced in terms of negative/positive impact.

3.v. The CCG does not accept DBC's assessment (*Working Note p35-9*) of landscape sensitivity for Tr-h1 (land at Station Road, Tring), Tr-h2 (land West of Marshcroft Lane, Tring), and Tr-h3 (land at Icknield Way/Grove Road, Tring) as being less than for Tr-h4 (land at Cow Lane, Tring). The proximity of all 4 sites to the AONB makes each significant in negative impact to the landscape should they be developed.

3.vi. CCB's paper further states (CCB point 14): *'The setting of the Chilterns AONB does not have a geographical border. The location, scale, materials or design of a proposed development or land management activity will determine whether it affects the natural beauty and special qualities of the AONB. A very large development may have an impact even if some considerable distance from the AONB boundary.'*

The scale of proposed options 2 and 3 for Tring and Berkhamsted would have great negative impact on the AONB and on the quality of life for residents and tourists in this part of the Chiltern Hills.

3.vii. The CCB (point 15) gives examples of adverse impact upon the setting of the AONB. These include:

- *Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way*
- *Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB*
- *The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways*
- *Loss of tranquility through the introduction of lighting, noise or traffic movement*
- *Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB*
- *Change of use of land that is of sufficient scale to cause harm to landscape character*
- *Loss of biodiversity, particularly in connection with those habitats or species of importance to the AONB*
- *Loss of features of historic interest, particularly if these are contiguous with the AONB*
- *Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes*
- *Increase in air or water pollution.*

The CCG strongly supports the position of the CCB in its description of these. We find that all options within the LP which require release of Green Belt will, at least to some degree, cause these adverse impacts upon the AONB's setting, and thus the AONB itself.

<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO16549
<b>Full Name</b>	Ian Emmas
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	<p><b>Question 25</b>     <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>. Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>. Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO16718
<b>Full Name</b>	Lynsey Hillman-Gamble
<b>Company / Organisation</b>	Central Bedfordshire Council
<b>Position</b>	Strategic Plan Partnership Manager
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Issue 17 – The enhancement of the natural environment is considered to be paramount. The proposed approach set out within paragraph 8.1.9 is supported and CBC would welcome the opportunity to engage with the Borough Council to ensure an appropriate cross-boundary approach to protection and enhancement</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO16832
<b>Full Name</b>	Jon G. Wright Dawn Sanders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>As a member of the Grove Field Residents Association, I am in broad agreement with their conclusions.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates</p>



	<p>to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO16900
<b>Full Name</b>	Jan Mcgrory
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Having read the document submitted by the grove fields residents association, I concur whole heartedly with its findings</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO16988
<b>Full Name</b>	Chris Pike

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please register my support for this report by Grove Fields Residents Association.</p> <p>I support this whole heartedly.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
Include files	
Number	Question 25
ID	LPIO17045
Full Name	Jade Holmes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected</p>

	<p>as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO17102
<b>Full Name</b>	Grahame Senior
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I support and endorse the views expressed in the attached document as a member of GFRA</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	

Number	Question 25
ID	LPIO17141
Full Name	D. Phillips
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I fully concur with the comments attached from BRAG. The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid fill repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO17205
Full Name	Watford Borough Council
Company / Organisation	
Position	Principal Planning Officer
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Question 25.</p> <p>The need to protect biodiversity and important habitats is highlighted in the National Planning Policy Framework. Environmentally important sites are required to be protected in a manner that reflects the importance of their designation. Some areas that are locally designated or have local importance (e.g. the Grand Union Canal) provide an ecological corridor that crosses over one or more district authority boundaries. Working</p>

	collaboratively with key stakeholders, including neighbouring authorities, could help identify a coordinated approach to their protection, enhancement and their management to benefit biodiversity in the long term for both its intrinsic value and how it may be affected by future development.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO17235
<b>Full Name</b>	Debbie Crooks Pam Moss
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO17293
<b>Full Name</b>	Margaret and Andrew Pike
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<b>We wish to object most strongly to the plan to build any more dwellings in Berkhamsted and fully</b>

	<p>support all the arguments that the Berkhamsted Residents Action Group (BRAG) have put forward.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO17349
<b>Full Name</b>	Mr David Parker
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</b></p> <p>...</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	

Number	Question 25
ID	LPIO17401
Full Name	Lesley Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 25 below (copy of full response attached to question 46)</p> <p><b>Question 25</b></p> <p><b><i>Do you support the proposed approach to the natural environment?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> <li>• Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made</li> <li>• The section is silent on protecting the integrity of the Chalk Streams, waterways, and aquifer, [referred to in 8.3.9].</li> </ul>
Include files	
Number	Question 25
ID	LPIO17456
Full Name	Sara Bell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I believe you have already received the attached from planning consultants on behalf of the Grove Fields Residents Association. As a community member strongly opposed to the suggested development, I felt it necessary to re-send the report with my own comments on the matter.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p>

	<p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO17515
<b>Full Name</b>	Emma Talbot
<b>Company / Organisation</b>	The Little Cloth Rabbit
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Please find attached a report (GFRA) about the proposed development of Tring.</b></p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>



	...
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO17563
<b>Full Name</b>	MR DAVID BROWN
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Finally, I fully support the responses to the Local Plan as submitted by the Berkhamsted Citizens Association and the Dacorum Health Action Group both of which I have fully read.</p> <p>Berkhamsted Citizens Association response to question 25 below (copy of full response attached to question 46)</p> <p><b>Question 25</b></p> <p><b><i>Do you support the proposed approach to the natural environment?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> <li>• Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made</li> <li>• The section is silent on protecting the integrity of the Chalk Streams, waterways, and aquifer, [referred to in 8.3.9].</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO17622
<b>Full Name</b>	Paul Hembury
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>I am writing to express my concern over the proposed development of Tring as set out in the Issues and Options Consultation Local Plan to 2036. The attached report (GFRA) by Next Phase Planning &amp; Development details my concerns comprehensively.</b></p>

	<p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO17651
<b>Full Name</b>	Guinness Partnership
<b>Company / Organisation</b>	Guinness Partnership
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>It should be noted that in the foreword to the Chiltern AONB Management Plan, the Chairman acknowledges the challenge of the need for more housing. Notwithstanding this, it is ironic that at Markyate the LPA is proposing to release 6 hectares of land from the Green Belt, when non Green Belt land in the AONB is in a more sustainable location.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO17696
<b>Full Name</b>	Michael and Jill Sanders
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<p>Your response - Please add your response here</p>	<p><b>As Members of the Grove Fields Action Group we have commissioned the attached report, at great expense, which indicates how strongly we feel about these proposals. This report sets out in great detail our concerns, far more eloquently than we could do ourselves.</b></p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 25</p>
<p><b>ID</b></p>	<p>LPIO17745</p>
<p><b>Full Name</b></p>	<p>Diana Woodward</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>No</p>
<p>Your response - Please add your response here</p>	<p>I have read the submissions made to you by the Berkhamsted Citizens Association and the Labour Party, and would like to endorse the views they express.</p> <p>BCA response to Question 25 below - full document attached to Question 46</p> <p><b><i>Do you support the proposed approach to the natural environment?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>

	<ul style="list-style-type: none"> <li>Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made.</li> <li>The section is silent on protecting the integrity of the Chalk Streams, waterways, and aquifer, [referred to in 3.9].</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO17801
<b>Full Name</b>	John and Helen Osborne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</b></p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO17859
<b>Full Name</b>	David and Jane Elsmore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>We are members of the Grove Field Residents Association and support the analysis and conclusions of the planning consultants commissioned by the Association (attached).</b></p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO17917
<b>Full Name</b>	Dave Davies
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Please find attached a reports commissioned by a residents association (GFRA) challenging the current plans for additional building in the Tring area.</b></p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p>

	It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO17968
<b>Full Name</b>	Mr Michael Burbidge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO18026
<b>Full Name</b>	mr Richard Lambert
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I wanted to quickly summarise how I feel about your plans for the redevelopment of Tring. I visited the recent Public Consultation event held at the Pendley Manor Hotel and had a conversation with a number of people from Dacorum there. The attached document deftly sets out the detailed views, but in summary (GFRA DOCUMEMNT) , my own views can be summarised in a handful of bullet point.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and</p>

	<p>as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO18097
<b>Full Name</b>	Mr Graham Bright
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached the response from the Grove Fields Residents Association, which I fully endorse.</p> <p>My personal position, in summary is as follows:</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO18154

Full Name	Peter and Cathy Davidson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Further opinions and ideas are given in Grove Fields Consultants report attached</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
Include files	
Number	Question 25
ID	LPIO18211
Full Name	Nicky and Dave Hulse
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please see attached the Grove Fields Residents Association's responses to the proposed developments in Tring, which we concur with and of which we are a member</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of</p>



	<p>the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO18264
<b>Full Name</b>	Gail Skelton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am writing as a member and in support of BRAG to voice my concerns over the latest building proposal to my home town. However I have to confess that I usually have the cynical opinion that this will count for very little and to this extent, I sincerely hope that I am proved wrong.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO18324
<b>Full Name</b>	Terry and Jennifer Elliott

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>We are members of the Grove Fields Residents Association and as such support their recommendations.</p> <p>We are writing in our own capacity as long term residents, (one of us being a local teacher for over 30 years), to add our personal comments regarding the proposed increase in housing in Tring, as a result of the published Strategic Planning Options for the area.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO18492
<b>Full Name</b>	Melanine Llewellyn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects</li> </ul>

	<p>and drive wildlife out. This needs to be more clearly addressed.</p> <ul style="list-style-type: none"> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO18539
<b>Full Name</b>	Mrs Juliet Chodzko
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I should like to add my name to the issues put forward in the attached (BRAG Response). I feel that the special needs of Berkhamsted have not been considered properly.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO18585
<b>Full Name</b>	Captain Andrew Cassels
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects</li> </ul>

	<p>and drive wildlife out. This needs to be more clearly addressed</p> <ul style="list-style-type: none"> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO18631
<b>Full Name</b>	Lindy Weinreb
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b><i>Do you support the proposed approach to the natural environment?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> <li>• Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made</li> <li>• The section is silent on protecting the integrity of the Chalk Streams, waterways, and aquifer, [referred to in 8.3.9].</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO18678
<b>Full Name</b>	Hilary Abbott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p>

	<p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO18724
<b>Full Name</b>	Paul and Gillian Jenkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO18770
<b>Full Name</b>	Berkhamsted Citizens
<b>Company / Organisation</b>	Berkhamsted Citizens
<b>Position</b>	
<b>Agent Name</b>	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Do you support the proposed approach to the natural environment?</b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> <li>• Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made</li> <li>• The section is silent on protecting the integrity of the Chalk Streams, waterways, and aquifer, [referred to in 8.3.9].</li> </ul>
Include files	
Number	Question 25
ID	LPIO18818
Full Name	Lyndsay Slater
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</b></p> <p><b>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	

Number	Question 25
ID	LPIO18866
Full Name	Andrew and Margit Dobbie
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO18912
Full Name	Katherine Cassels
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</p> <p>...</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p>

	<p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO18990
<b>Full Name</b>	Mrs Emma Robertson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Please find attached the final report written on behalf of Grove Field Residents Association. It states what we believe to be the best case scenario for Tring with the proposed increase to the town. Please read and include the report findings in your final decision.</b></p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19053
<b>Full Name</b>	Barbara Gainsley
<b>Company / Organisation</b>	
<b>Position</b>	



<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attended the meeting of Berkhamsted Citizens, and my views are reflected in the conclusions we came to on the night, and our concerns about the proposed development.</p> <p>Berkhamsted is a town in a valley, it is limited by its geography, and also hugely limited by its resources and infrastructure.</p> <p>Please accept this email as my response to the proposal, I am in complete agreement with these concerns voiced by our Citizens.</p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> <li>• Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made.</li> <li>• The section is silent on protecting the integrity of the Chalk Streams, waterways, and aquifer, [referred to in 8.3.9].</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19110
<b>Full Name</b>	Bill Ahearn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I wish to register my objections to some of the proposals under consideration on the grounds they are simply to excessive and feel a more moderate scheme as set out in the attached report would be suitable</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates</p>

	<p>to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19168
<b>Full Name</b>	Ms Sarah Hain
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I completely support the points discussed by the attached Report responding to the DBC planning consultation document. It addresses my own emotional and practical concerns about the town in which I live, as well as the wider area concerned, with a professionalism giving expert weight to its conclusions.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	

Number	Question 25
ID	LPIO19226
Full Name	Grove Fields Residents Association
Company / Organisation	Grove Fields Residents Association
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I attach a copy of the formal submission report raised in consultation to the Issues and Options paper on behalf of the Grove Fields Residents Association (GFRA). The GFRA represents 325 people, and I confirm that as of the 11th December 2017, this submission represents the position of all 325 members.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
Include files	
Number	Question 25
ID	LPIO19283
Full Name	Marcus, Jane, Abigail and Jennifer Fox
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Our family ( 4 adults) live in Tring and are extremely concerned about the proposed increase in housing for Tring. We are all members of Grove Fields Residents</p>

	<p>Association and attended the meetings at Pendley and Tring Town Council so that we could make an informed decision regarding the proposal from Dacorum Borough Council. GFRA response attached.</p> <p>We urge you to consider the issues and proposals in the attached report. Please do not develop Tring and further compromise the town's infrastructure. We feel strongly that green belt land should be preserved for future generations.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19337
<b>Full Name</b>	Stuart, Miranda & Melissa Kay
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p>

	<p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19385
<b>Full Name</b>	Wai Tang and Greg Barfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please note we are aware that the Berkhamsted Residents Action Group (BRAG) has responded in full to the "Issues &amp; Options" consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that we wish DBC to add BRAG's responses under our name.</p> <p>We wish to add our concerns to the DBC local plan issues and options consultation.</p> <p>We are particularly concerned about the following</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19433
<b>Full Name</b>	Philippa Jones
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I enclose a response to the impact of Dacorum Local Plan on Berkhamsted. This document was drawn up by a number of people including myself, and based on the Berkhamsted Citizens meeting on the Local Plan.</p> <p><b>Question 25</b> <b><i>Do you support the proposed approach to the natural environment?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> <li>• Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made.</li> <li>• The section is silent on protecting the integrity of the Chalk Streams, waterways, and aquifer, [referred to in 8.3.9].</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19488
<b>Full Name</b>	John Wignall
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I would like to endorse the findings of the attached report prepared for the Grove Fields Residents Association.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green</p>

	Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19545
<b>Full Name</b>	Kevin Cullen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please refer to the attached report.(BRAG)</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19603
<b>Full Name</b>	Mark Lawson and Sharon Wilkie
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<p><b>Your response - Please add your response here</b></p>	<p>I do agree with the principle that more housing is probably required however there has to be a common sense approach to the problem and considerable thought has got to be given to a proper infrastructure and the funding to support that</p> <p>I do hope you take the time to read this report and look at the positives and alternatives in the document which I think is a lot more balanced than I expected</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 25</p>
<p><b>ID</b></p>	<p>LPIO19659</p>
<p><b>Full Name</b></p>	<p>Vivienne Inmonger</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>No</p>
<p><b>Your response - Please add your response here</b></p>	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected</p>



	<p>as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19718
<b>Full Name</b>	John Inmonger
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit</p>

	outside of AONB and SSSI allocation within the approach to protecting the natural environment.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19772
<b>Full Name</b>	Ben Barth
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Here are my comments on the proposed local plan are set out on the attached document which I fully endorse (full document on q 46)</p> <p><b>Question 25</b></p> <p><b><i>Do you support the proposed approach to the natural environment?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> <li>• Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made.</li> <li>• The section is silent on protecting the integrity of the Chalk Streams, waterways, and aquifer, [referred to in 8.3.9].</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19841
<b>Full Name</b>	Jon Esson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am a member of the Grove Fields Residents Association and support the findings set out in their report as attached</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of</p>

	<p>the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19925
<b>Full Name</b>	Chris Smith
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am against this development because of the pressure on the infrastructure of Tring, I am also concerned about that effect it will have on traffic and wildlife in the area as it is greenbelt land. (Response GFRA )</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>

<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO19982
<b>Full Name</b>	mrs sue van rhee
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached the document produced on behalf of the Grove Fields Residents Association, which details how strongly we feel about the proposed developments on Green belt land and without the appropriate supporting infrastructure..</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20039
<b>Full Name</b>	Kate and Ben Marston
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<p><b>Your response - Please add your response here</b></p>	<p>As residents of New Mill, Tring, my husband and I would like to register our response to the Grove Fields Residents Association Report (attached).</p> <p>We agree with the recommendation of the association and Tring Town Council that location TR-HR (Dunsley) is the preferred site for new housing, playing fields and employment site.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 25</p>
<p><b>ID</b></p>	<p>LPIO20096</p>
<p><b>Full Name</b></p>	<p>Maurice and Christine O'Keefe</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>No</p>
<p><b>Your response - Please add your response here</b></p>	<p>We are members of the Grove Fields Residents Association and attach below our consultant's response to your planning consultation document.</p> <p>We are all on complete agreement with the findings of this report.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and</p>

	<p>as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20153
<b>Full Name</b>	Sherry and Haydn Bond
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached a copy of the issues report for Tring.</p> <p>We love living and raising our family in a small market town.</p> <p>We believe the expansions planned will make Tring a difficult place to live and thrive.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25

<b>ID</b>	LPIO20211
<b>Full Name</b>	Dianne Pilkington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>To whom it may concern,</p> <p>I am attaching a report commissioned by the Grove Fields Residents Association of which I am a member.</p> <p>I do not believe that the Town of Tring can take a huge increase in population:</p> <p>The schools cannot cope in particular the Secondary school which is already needing to expand to accommodate children already in Tring.</p> <p>The station of Tring serves all surrounding villages and is located outside of the town requiring transport. The local bus service is not sufficient and the car park full by 8 am.</p> <p>In short, as a historic Market Town Tring thrives, but will be irreversibly damaged if over developed. Proper consideration needs to be taken regarding using green belt land which has not been taken. There is not the correct infrastructure in place and I don't believe Tring could support it.</p> <p>Thank you</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20259

Full Name	Mr Peter Brown
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I have seen the submission to DBC by the Berkhamsted Residents Action Group (BRAG), the contents of which I support.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO20314
Full Name	David Clarke
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The attached report was provided to me by the Grove Fields Residents Association. I have reviewed the proposals outlined in the Issues and Options Consultation Local Plan to 2036 Paper, and I believe that the attached report captures the key concerns extremely well. I fully support the points raised in this report and would ask that you carefully consider them before progressing any further. In summary, I do not believe the proposals have been sufficiently thought through and in particular I believe that the fields referred to as "Grove Fields" is clearly unsuitable for residential development. I also believe that the proportion of houses that can be considered to be responsible allocation within Tring should in total be calculated at a maximum of 800 new homes, including the 500 homes that have already been allocated within the Local Plan and have yet to be fully delivered.</p> <p>Please accept this email and the attached report as my feedback on the proposed development of Tring.</p>



	<p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20372
<b>Full Name</b>	Deborah Turnbull
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green</p>

	Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20420
<b>Full Name</b>	Jane Collis
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I would like to express my support of option 1B and endorse BRAG's response to the DBC proposals as per the attached. I am concerned by the key features of other options, as follows:</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20481
<b>Full Name</b>	Mr David Parker
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am writing in response to the Issues and Options consultation.</p> <p>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</p>

	<p>It is a very detailed response to the questions set out in the consultation document and I hope will be given very careful consideration by the Council.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20529
<b>Full Name</b>	DR Brigitta Case
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I have attended several meetings, talked with Town Councillors and Dacorum Planners to better understand the Options outlined in the Core Strategy Plan for Dacorum.</p> <p>As a Berkhamsted resident who has enjoyed associations with the town for 50 years, I feel a responsibility to speak out and air my views – shared by many with whom I have spoken on this subject.</p> <p>The 46 Questions have been eloquently answered by many and I support the answers given by both the <b>Berkhamsted Citizens' Association</b> and the <b>Berkhamsted Residents Action Group</b>. It seems to me that there is much repetition of the points made and so I have opted to write in email/letter format to list and outline the main points I feel should be considered.</p>

	<p>BRAG and Berkhamsted Citizens responses to this question are below - (the full document response are attached to the two Question 46)</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul> <p>Berkhamsted Citizens response</p> <p><b><i>Do you support the proposed approach to the natural environment?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> <li>• Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made</li> <li>• The section is silent on protecting the integrity of the Chalk Streams, waterways, and aquifer, [referred to in 8.3.9].</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20576
<b>Full Name</b>	Christine Manning
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I would like to support the views put forward by the Berkhamsted Citizens Association in their response to the Core Strategy</p> <p><b><i>Do you support the proposed approach to the natural environment?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>

	<ul style="list-style-type: none"> <li>Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made</li> <li>The section is silent on protecting the integrity of the Chalk Streams, waterways, and aquifer, [referred to in 8.3.9].</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20648
<b>Full Name</b>	Jane Hawkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I am writing with regards to the proposed development of Tring.</p> <p>I am concerned this development has not been investigated correctly. Please see the attached file (GFRA full response)</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20704
<b>Full Name</b>	Keiron Wybrow
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please find attached a response document as commissioned by Grove Fields Residents association which I am a member of.</p> <p>As well as this I would like to make my own personal feelings known.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20752
<b>Full Name</b>	Christopher Townsend
<b>Company / Organisation</b>	
<b>Position</b>	Councillor, Tring Town Council
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>As a member of Tring Town Council I agree with all the responses that have been submitted by Tring Town Council (copy below)</p> <p>It is important to bear in mind the importance of the land adjacent to the Chilterns A.O.N.B. (the setting of the A.O.N.B.) because of the impact development would have on views into and out of the A.O.N.B.</p> <p>Ecological corridors within towns also make a valuable contribution to wildlife habitat and the well-being of residents.</p>

<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20800
<b>Full Name</b>	Usha Kilich
<b>Company / Organisation</b>	Northchurch Parish Council
<b>Position</b>	Parish Clerk
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	The ecological corridors should be protected. Development on the edge of the A41 will have a detrimental effect on the wildlife.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20846
<b>Full Name</b>	Mr Iain Manson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	I have also tapped into the support of Berkhamsted Residents Action Group and have attached much more detailed comments that have been put together by that group, all of which I support. These comments are rather long, but I feel it is important to repeat them in detail. <b>BRAG response to Question 25 (please note full document is attached to Q46)</b> <b>Question 25</b> <i>Do you support the proposed approach to the natural environment?</i> <b>No</b> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20881

Full Name	Mrs. Sue Yeomans
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I welcome the opportunity to contribute to the Dacorum Borough Council's (DBC) consultation on Issues &amp; Options Local Plan to 2036 and request that my comments below are fully taken into account in further deliberations on the Local Plan.</p> <p>Whilst I have given detail on some issues below, I totally support the response made by the Chiltern Countryside Group (CCG), which gives further comment on these key matters. Please refer to the CCG submission for my full response.</p> <p>Chiltern Conservation Group response below</p> <p>1 <b><u>3. THE CHILTERNERS AREA OF OUTSTANDING NATURAL BEAUTY (AONB)</u></b></p> <p>3.i. Berkhamsted and Tring are set firmly within the Chilterns AONB with Green Belt acting as a soft edge and buffer between urban and natural environment. The Green Belt surrounding them is essential to the setting of the AONB and informs both the settlements themselves and the AONB. Green Belt and AONB are intrinsically interwoven, thus diminishing the Green Belt diminishes the AONB. In particular, the Green Belt on Tring 's Eastern edge affords public access to and outstanding views to/from the AONB which would be lost if any of the options for those sites were adopted.</p> <p>3.ii. As the Chilterns Conservation Board (CCB) is the statutory authority for the protection of the Chilterns AONB, its policies and position statements are highly relevant. The Board's paper: '<i>Development affecting the setting of the Chilterns Area of Outstanding Natural Beauty</i>' (ref. CCB website) is pertinent to this Consultation and the proposals therein.</p> <p>3.iii. Local authorities have statutory obligations set out in section 85 of the Countryside and Rights of Way Act 2000 '<i>to be mindful of both the possible positive and negative impacts of a development within the setting of the AONB on the natural beauty and special qualities of the AONB when determining planning applications. When significant impacts are likely the Board [Chilterns Conservation Board] would like its views sought.</i>' (ref. CCB paper point 13). Quite clearly with this Plan, DBC needs to fulfil those obligations.</p> <p>3.iv. It is the Group's considered view that insufficient weight and assessment has been given by the LP to those impacts and obligations. Assessment of the sites in the '<i>Sustainability Assessment Working Note</i>' December 2017 does acknowledge the AONB and cumulative effects such as increased traffic, air and noise pollution caused by potential expansion of London Luton and Heathrow airports. However, the CCG does not</p>



find the assessment outcome of these to be balanced in terms of negative/positive impact.

3.v. The CCG does not accept DBC's assessment (*Working Note p35-9*) of landscape sensitivity for Tr-h1 (land at Station Road, Tring), Tr-h2 (land West of Marshcroft Lane, Tring), and Tr-h3 (land at Icknield Way/Grove Road, Tring) as being less than for Tr-h4 (land at Cow Lane, Tring). The proximity of all 4 sites to the AONB makes each significant in negative impact to the landscape should they be developed.

3.vi. CCB's paper further states (*CCB point 14*): *'The setting of the Chilterns AONB does not have a geographical border. The location, scale, materials or design of a proposed development or land management activity will determine whether it affects the natural beauty and special qualities of the AONB. A very large development may have an impact even if some considerable distance from the AONB boundary.'*

The scale of proposed options 2 and 3 for Tring and Berkhamsted would have great negative impact on the AONB and on the quality of life for residents and tourists in this part of the Chiltern Hills.

3.vii. The CCB (*point 15*) gives examples of adverse impact upon the setting of the AONB. These include:

- *Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way*
- *Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB*
- *The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways*
- *Loss of tranquility through the introduction of lighting, noise or traffic movement*
- *Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB*
- *Change of use of land that is of sufficient scale to cause harm to landscape character*
- *Loss of biodiversity, particularly in connection with those habitats or species of importance to the AONB*
- *Loss of features of historic interest, particularly if these are contiguous with the AONB*
- *Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes*
- *Increase in air or water pollution.*

The CCG strongly supports the position of the CCB in its description of these. We find that all options within the LP which require release of Green Belt will, at least to some degree, cause these adverse impacts upon the AONB's setting, and thus the AONB itself.

<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20922
<b>Full Name</b>	Mr Jake Storey

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I live in Berkhamsted and have witnessed the size of the small town growing in an unsustainable manner. As a result I joined SYBRA and also now BRAG. I have attached the BRAG response to your proposals</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO20977
<b>Full Name</b>	Mr & Mrs J.D Battye
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>This is our response to the consultation exercise in respect of the issues and options for the Local Plan recently published. We wish that the following views and comments be taken into account in your consideration of public responses.</p> <p>The Berkhamsted Residents' Action Group (BRAG) are responding in full to the Issues and Options consultation. We hereby request that you accept this e-mail asking you to duplicate BRAG's responses under our names so that a complete repetition of BRAG's submission is avoided. We would also like to place on record our endorsement of Berkhamsted Town Council's submission.</p> <p>Q25.BRAG. The total absence of any tree-planting provision is, for the reasons stated in general comment 11 above, a very serious omission from the Council's environmental policy and needs to be rectified immediately.</p>

**BRAG response to Question 25 (please note full document is attached to Q46)**

**Question 25** *Do you support the proposed approach to the natural environment?*

**No**

- Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed
- Removal of Green Belt for building does not enhance the 'Green Infrastructure'

**Berkhamsted Town Council response**

**Question 25** *Do you support the proposed approach to the natural environment?*

Ecological corridors need to be protected. Policy 96 of the saved Dacorum Borough Local Plan seeks to protect nature conservation interests in order to maintain and improve local distinctiveness of the ecology of the area. Policy 102 deals specifically with sites of importance to nature conservation. PPS 9 also deals with biodiversity. A technical Study on Nature Conservation was carried out by Herts Biological Research Centre in 2006. In addition to identifying major Biodiversity Sites, the work identified important Biodiversity Corridors. Although such sites and corridors are not protected by statute their protection should form an important part of any assessment of housing site suitability. The constant removal of local habitat and resources is degrading and takes away the ability for biodiversity to function ecologically within the urban environment.

Removal of Green Belt for building does not enhance the 'Green Infrastructure', and building towards the edge of the A41 will also have adverse effects and drive wildlife out.

Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made.

The section is silent on protecting the integrity of the Chalk Streams and aquifer, [referred to in 8.3.9].

<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO21062
<b>Full Name</b>	julie owen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<p><b>Your response - Please add your response here</b></p>	<p>The attached report says what we friends of Grove Fields cannot say in the correct language.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 25</p>
<p><b>ID</b></p>	<p>LPIO21127</p>
<p><b>Full Name</b></p>	<p>Sheron Wilkie</p>
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Agent Name</b></p>	
<p><b>Company / Organisation</b></p>	
<p><b>Position</b></p>	
<p><b>Your Opinion - Please state your opinion here</b></p>	<p>No</p>
<p><b>Your response - Please add your response here</b></p>	<p>Please find attached report regarding your proposed development in Tring as submission opposing this proposal (GFRA)</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant</p>

	assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO21203
<b>Full Name</b>	Sarah Lightfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Question 25</b> <i>Do you support the proposed approach to the natural environment?</i></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Suggestions from developers that they will enhance access to Green Belt and the natural environment by building on it is nonsensical</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO21253
<b>Full Name</b>	Sarah Lightfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>A recent report by the Chilterns Conservation Board on the Cumulative Impact of Development on the Chilterns AONB has also not been considered and should be taken into account. I strongly support their submission (below)</p> <p>The Chilterns Conservation Board supports the recognition of a hierarchy of designations, with AONB as a national landscape designation, protected for the nation. The relative importance graphic demonstrates well the "great weight" that should be accorded to</p>

	<p>conserving and enhancing the AONB (NPPF para 115). The recognition of a duty towards the AONB is also welcomed (Section 85 of the Countryside and Rights of Way Act 2000).</p> <p>The proposal to review the Chilterns AONB policy provides a good opportunity to refresh and update the policy. To ensure latest best practice and for consistency across the AONB, the Chilterns Conservation Board recommends incorporating into the next stage of the plan the model policy for the Chilterns AONB prepared by the Chilterns Conservation Board with the officers from across the local authorities of the Chilterns, including Dacorum. The model policy is available at <a href="http://www.chilterns.org/conservation/development/planning/html">http://www.chilterns.org/conservation/development/planning/html</a> and is attached to the representation for ease of use.</p>
<b>Include files</b>	<a href="#">Chilterns AONB model policy</a>
<b>Number</b>	Question 25
<b>ID</b>	LPIO21285
<b>Full Name</b>	Sarah Lightfoot
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>1 <b><u>3. THE CHILTERNES AREA OF OUTSTANDING NATURAL BEAUTY (AONB)</u></b></p> <p>3.i. Berkhamsted and Tring are set firmly within the Chilterns AONB with Green Belt acting as a soft edge and buffer between urban and natural environment. The Green Belt surrounding them is essential to the setting of the AONB and informs both the settlements themselves and the AONB. Green Belt and AONB are intrinsically interwoven, thus diminishing the Green Belt diminishes the AONB. In particular, the Green Belt on Tring 's Eastern edge affords public access to and outstanding views to/from the AONB which would be lost if any of the options for those sites were adopted.</p> <p>3.ii. As the Chilterns Conservation Board (CCB) is the statutory authority for the protection of the Chilterns AONB, its policies and position statements are highly relevant. The Board's paper: '<i>Development affecting the setting of the Chilterns Area of Outstanding Natural Beauty</i>' (ref. CCB website) is pertinent to this Consultation and the proposals therein.</p> <p>3.iii. Local authorities have statutory obligations set out in section 85 of the Countryside and Rights of Way Act 2000 '<i>to be mindful of both the possible positive and negative impacts of a development within the setting of the AONB on the natural beauty and special qualities of the AONB when determining planning applications. When significant impacts are likely the Board [Chilterns Conservation Board] would like its views sought.</i>' (ref. CCB paper point 13). Quite clearly with this Plan, DBC needs to fulfil those obligations.</p>

3.iv. It is the Group's considered view that insufficient weight and assessment has been given by the LP to those impacts and obligations. Assessment of the sites in the '*Sustainability Assessment Working Note*' December 2017 does acknowledge the AONB and cumulative effects such as increased traffic, air and noise pollution caused by potential expansion of London Luton and Heathrow airports. However, the CCG does not find the assessment outcome of these to be balanced in terms of negative/positive impact.

3.v. The CCG does not accept DBC's assessment (*Working Note p35-9*) of landscape sensitivity for Tr-h1 (land at Station Road, Tring), Tr-h2 (land West of Marshcroft Lane, Tring), and Tr-h3 (land at Icknield Way/Grove Road, Tring) as being less than for Tr-h4 (land at Cow Lane, Tring). The proximity of all 4 sites to the AONB makes each significant in negative impact to the landscape should they be developed.

3.vi. CCB's paper further states (*CCB point 14*): '*The setting of the Chilterns AONB does not have a geographical border. The location, scale, materials or design of a proposed development or land management activity will determine whether it affects the natural beauty and special qualities of the AONB. A very large development may have an impact even if some considerable distance from the AONB boundary.*'

The scale of proposed options 2 and 3 for Tring and Berkhamsted would have great negative impact on the AONB and on the quality of life for residents and tourists in this part of the Chiltern Hills.

3.vii. The CCB (*point 15*) gives examples of adverse impact upon the setting of the AONB. These include:

- *Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way*
- *Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB*
- *The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways*
- *Loss of tranquility through the introduction of lighting, noise or traffic movement*
- *Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB*
- *Change of use of land that is of sufficient scale to cause harm to landscape character*
- *Loss of biodiversity, particularly in connection with those habitats or species of importance to the AONB*
- *Loss of features of historic interest, particularly if these are contiguous with the AONB*
- *Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes*
- *Increase in air or water pollution.*

The CCG strongly supports the position of the CCB in its description of these. We find that all options within the LP which require release of Green Belt will, at least

	to some degree, cause these adverse impacts upon the AONB's setting, and thus the AONB itself.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO21326
<b>Full Name</b>	Antony Harbidge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO21372
<b>Full Name</b>	Helen Kington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC</p>



	<p>portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO21448
<b>Full Name</b>	Majesticare Limited
<b>Company / Organisation</b>	Majesticare Ltd
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>36. We welcome the proposed approach to the natural environment across the borough and understand the importance of protecting and enhancing what the Government calls 'valued landscapes'. We welcome the approach of taking forward the existing policies within the Core Strategy (2013) and support the review of the AONB policy that responds to the AONB Management Plan (2014 - 2019) prepared by the Chilterns Conservation Board</p> <p>37. The site at Spring Garden Lane is located within the Chilterns AONB, and the Wigginton and Ashlyns Plateau Landscape Character Area (LCA 110), as defined by the Dacorum Borough Landscape Character Assessment (2004). This LCA is "A gently undulating plateau, characterised by open farmland and punctuated by mixed woodland" (Page 62). The assessment states that "Overall the area is a robust landscape" (Page 62) and "Due to the plateau character, the area is visually concealed from outside. Within the area there is a relatively good sense of enclosure from the woods, parklands and " The strategy for managing change in this LCA is to 'Improve and Conserve'.</p> <p>38. As stated above the site is largely visually concealed from the outside, and so a proposal for sympathetic development would not harm the distinctive character</p>

	<p>of the AONB, or the local With appropriate rural landscaping and high quality buildings, a proposal for a care home could enhance the local landscape and provide an exception circumstance that would permit development within the Chilterns AONB, providing employment, and a care home facility wholly in the interest of the public.</p> <p>39. Therefore, we support the broad approach to the natural environment but consider that some of the 'valued landscapes' are suitable for development, and should be considered for allocation in the new Local Plan</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO21552
<b>Full Name</b>	Mrs Valerie Silverton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>I have read the proposals and strongly agree BRAG's responses.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO21609
<b>Full Name</b>	Mr Charlie and Claire Laing
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>My name is Charlie Laing and I am a resident of Tring and a member of the Grove Field Residence Association. I am writing to you on behalf of my wife and I to raise our concerns over some of the options proposed in Dacorum's New Single Local Plan (to 2036).</p>

	<p>I enclose a copy of a report that a planning consultant submitted to Dacorum on behalf of the Grove Fields Residents Association on Monday 11th December, of which I fully support. After the last town hall meeting, it is clear this report is very closely aligned with the views of Tring Town Council.</p> <p><b>GFRA Response to Question 25, full document attached to question 46</b></p> <p>It is our opinion that the natural environment associated with the Borough is an extremely important element of the Borough's character and as such should be protected as far as practically possible unless exceptional circumstances can be proven otherwise.</p> <p>The predominant consideration of the safeguarding of the natural environment within the Borough to date and as identified within the Issues and Options Paper relates to the AONB and SSSI areas together with regionally important and local designations.</p> <p>It is our opinion that further assessment of the natural environment assets the Borough has within its countryside should be both assessed and implemented into the natural environment strategy; significant assessment has been undertaken in the 2 Stage Green Belt Review and it is considered that the outcome and conclusions drawn should shape the implementation of protection of high quality countryside lands that sit outside of AONB and SSSI allocation within the approach to protecting the natural environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO21691
<b>Full Name</b>	Countryside Properties (UK) Ltd
<b>Company / Organisation</b>	C/O Bidwells
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>• CPUK has commissioned a site appraisal of Land South of Aylesbury Road, Tring and this is submitted along side these representations. The assessment provided by ETLA provides evidence to confirm the site can be developed without significant landscape impact.</li> </ul>
<b>Include files</b>	<a href="#">Richard Butler - Land South of Aylesbury Road - Call for Sites doc.pdf</a>
<b>Number</b>	Question 25
<b>ID</b>	LPIO21764
<b>Full Name</b>	Elizabeth Hamilton
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	In respect of Question 25 there is no mention of the chalk streams, which are only given two lines in the section under pollution and waste management. They are a rare habitat globally with more than 85% of them in England. Therefore wherever there are chalk streams they should be given the highest level of protection. Chalk streams are important habitats for wildlife and support a massive range of plants and animals. They are home to some of our most threatened plants and animals, such as the water vole and brown trout. They also have a fascinating history and supported many thriving industries in the past. They are continually under threat from low winter rainfall (this is currently a major concern as we are heading for the second successive winter of below average rainfall) and especially from over-abstraction from the aquifer. Therefore increased demand for water could wipe them out altogether.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO21892
<b>Full Name</b>	Louis Quail
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Please see attached letter from the Berkhamstead residents Action group which I support whole heartedly , its quite sad that we are considering building on greenbelt land which belongs to our children and theirs because of political pressure, and while we still have not explored many other options. For example why is there a lights off building culture in London where it is considered ok to build houses that are then left empty. The point being the augment for building on greenbelt land should only be one of last resort , there are plenty of other options left before launching off this one way route .</p> <p>Berkhamsted Residents Action Group response:</p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>

Include files	
Number	Question 25
ID	LPIO21929
Full Name	Roger Saller
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. Having lived in Berkhamsted since the beginning of this century, I feel that I have a unique perceptive on what made the town attractive and what is now at risk.</p> <p><b>BRAG response to Question 25 (please note full document is attached to Q46)</b></p> <p><b>Question 25</b>      <i>Do you support the proposed approach to the natural environment?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
Include files	
Number	Question 25
ID	LPIO21960
Full Name	Thomas and Margaret Ritchie
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I have not completed the full consultation document but my wife and my views are completely in line with the comprehensive return made by Berkhamsted Town Council.</p> <p>Berkhamsted Town Council's response:</p> <p>Ecological corridors need to be protected. Policy 96 of the saved Dacorum Borough Local Plan seeks to protect nature conservation interests in order to maintain and improve local distinctiveness of the ecology of the area.</p>

	<p>Policy 102 deals specifically with sites of importance to nature conservation. PPS 9 also deals with biodiversity. A technical Study on Nature Conservation was carried out by Herts Biological Research Centre in 2006. In addition to identifying major Biodiversity Sites, the work identified important Biodiversity Corridors. Although such sites and corridors are not protected by statute their protection should form an important part of any assessment of housing site suitability. The constant removal of local habitat and resources is degrading and takes away the ability for biodiversity to function ecologically within the urban environment.</p> <p>Removal of Green Belt for building does not enhance the 'Green Infrastructure', and building towards the edge of the A41 will also have adverse effects and drive wildlife out.</p> <p>Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made.</p> <p>The section is silent on protecting the integrity of the Chalk Streams and aquifer, [referred to in 8.3.9].</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO22038
<b>Full Name</b>	Gallagher Estates
<b>Company / Organisation</b>	Gallagher Estates
<b>Position</b>	
<b>Agent Name</b>	Mrs Hanna Staton
<b>Company / Organisation</b>	Pegasus Group
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>• The Council proposes to carry forward Core Strategy policies relating to the natural environment. These policies comply with the requirements of the NPPF, having passed examination in July 2013. However, the policies were drafted in a different context, in which it was considered that constraints including protection of the natural environment justified housing targets significantly below the identified needs. It is advised the Council to review them carefully to ensure that they do not place too great a constraint on the challenging level of development that is likely to be required in the plan period.</li> <li>• The proposal to include a Policies Map identifying natural environment designations, whether imposed by the emerging Local Plan or controlled through separate designation is supported.</li> <li>• It is difficult to comment on the Council's green infrastructure approach until more detailed proposals have been drawn up and the evidence base has been updated, as mentioned in</li> </ul>

	paragraph 9.3.4 of the Issues and Options documents.
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO22139
<b>Full Name</b>	Mrs Hayley Gillard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO22182
<b>Full Name</b>	Mr Peter Gillard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO22227
<b>Full Name</b>	Miss Sophie Gillard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO22506
<b>Full Name</b>	Mr & Mrs Lisa-Lotte & Henrik Hansen
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>Please find below our response to the new Local Plan consultation. I fully support Brag's response on this matter (see below)</b></p> <ul style="list-style-type: none"> <li>• Ecological corridors need to be protected. Building towards the edge of A41 will have adverse effects and drive wildlife out. This needs to be more clearly addressed.</li> <li>• Removal of Green Belt for building does not enhance the 'Green Infrastructure'</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO22556
<b>Full Name</b>	Mrs C Longbottom
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><b>I support all answers and comments to the Issues &amp; Options Consultation document noted on the Berkhamsted Town Council website</b></p> <p>Ecological corridors need to be protected. Policy 96 of the saved Dacorum Borough Local Plan seeks to protect nature conservation interests in order to maintain and improve local distinctiveness of the ecology of the area. Policy 102 deals specifically with sites of importance to nature conservation. PPS 9 also deals with biodiversity. A technical Study on Nature Conservation was carried out by Herts Biological Research Centre in 2006. In addition to identifying major Biodiversity Sites, the work identified important Biodiversity Corridors. Although such sites and corridors are not protected by statute their protection should form an important part of any assessment of housing site suitability. The constant removal of local habitat and resources is degrading and takes away the ability for biodiversity to function ecologically within the urban environment.</p> <p>Removal of Green Belt for building does not enhance the 'Green Infrastructure', and building towards the edge of the A41 will also have adverse effects and drive wildlife out.</p> <p>Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made.</p> <p>The section is silent on protecting the integrity of the Chalk Streams and aquifer, [referred to in 8.3.9].</p>
<b>Include files</b>	



Number	Question 25
ID	LPIO22626
Full Name	Mr & Mrs Mehew
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We write as residents of [REDACTED]</p> <p>[REDACTED]</p> <p>in response to your consultation on the Local Plan to 2036. We have also seen and agreed with the response to be submitted by the Meadway Residents Action Group (MRAG) (see comments LPIO18384, 18385) and the draft response prepared by Berkhamsted Town Council.</p> <p><b>Berkhamsted Town Council Response:</b></p> <p>Ecological corridors need to be protected. Policy 96 of the saved Dacorum Borough Local Plan seeks to protect nature conservation interests in order to maintain and improve local distinctiveness of the ecology of the area. Policy 102 deals specifically with sites of importance to nature conservation. PPS 9 also deals with biodiversity. A technical Study on Nature Conservation was carried out by Herts Biological Research Centre in 2006. In addition to identifying major Biodiversity Sites, the work identified important Biodiversity Corridors. Although such sites and corridors are not protected by statute their protection should form an important part of any assessment of housing site suitability. The constant removal of local habitat and resources is degrading and takes away the ability for biodiversity to function ecologically within the urban environment.</p> <p>Removal of Green Belt for building does not enhance the 'Green Infrastructure', and building towards the edge of the A41 will also have adverse effects and drive wildlife out.</p> <p>Reference to Cumulative Impacts of Development on the Chilterns AONB, Chilterns Conservation Board, should be made.</p> <p>The section is silent on protecting the integrity of the Chalk Streams and aquifer, [referred to in 8.3.9].</p>

Include files	
Number	Question 25
ID	LPIO22703
Full Name	Lewis Claridge
Company / Organisation	NHBE
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Question 25 – Do you support the proposed approach to the natural environment?</b></p> <p>Paragraph 8.1.9 states that “the policy covering the AONB will need to be reviewed to ensure it reflects the content of the latest AONB Management Plan prepared by the Chilterns Conservation Board”. The current plan runs from 2014 to 2019 – early stages of a Plan review are being considered.</p> <p>The DEFRA 25 Year Environment Plan, and updates to the National Planning Policy Framework are due for release in early 2018. These documents are likely to influence the approach to the natural environment within the emerging Local Plan. It is likely that there will be a strong emphasis on valuing natural capital assets and the benefits they generate.</p> <p>With regards to landscape mitigation, there should be reference to the mitigation hierarchy and a preference to ‘avoid’ and ‘reduce’ adverse landscape / visual effects as far as possible onsite, before considering offsite compensation that can be more challenging to deliver.</p> <p>The National Planning Policy Framework makes provision for protecting and enhancing valued landscapes. Understanding landscape value and how to measure it is critical in ensuring that locally important landscapes are protected from the adverse effects of change. The Herts Landscape and Green Infrastructure Group (Herts Planning Group Task Group) recently explored an approach to assessing landscape value based on industry good practice guidance that could be applied within Hertfordshire.</p> <p>The explanatory text is factually incorrect in places. Environmental Designations (paragraph 8.1.4) shows Local Nature Reserves at the very bottom of the relative importance scale. Technically this is wrong; ‘Local Nature Reserves’ are a statutory designation given the legal implications and formal declaration of such sites. They can include SSSIs or Wildlife Sites. ‘Nature Reserves’ can be owned, leased or managed by a variety of organisations and reflect a range of status and importance from SSSIs to Wildlife Sites.</p> <p>Herts Ecology would advise that the term is amended to ‘Nature Reserves’ and placed within the county level value to better reflect this. There are no lower ‘designations’ although some sites and features can be recognised as Priority Habitats (NERC Act 2006) at a</p>

	<p>lower level of at least local importance (such as hedgerow, traditional orchards, arable field margins etc.) and could be referred to thus.</p> <p>Regarding paragraph 8.1.5, no part of Tring Park includes a constituent SAC SSSI; this should be changed to state at Tring or Tring Woodlands- which is the SSSI name.</p> <p>Regarding paragraph 8.1.6, all Wildlife Site areas have been formally removed from SSSIs to avoid duplication of recognition / analysis.</p> <p>In reference to paragraph 8.1.8, Dacorum in fact has TWO LNRs (Shrub Hill Common and Howe Grove) – not six. It also has FOUR Wildlife Trust Reserves (Aldbury Nowers, Tring Reservoirs, Alpine Meadow and Long Deans. There is also a Butterfly Conservation nature reserve – Millhoppers – near Long Marston.</p> <p>So currently, Dacorum has 7 sites managed / recognised as ‘nature reserves’ of one form or another; THIS should be the term of reference and number referred to, unless further details as outlined are required.</p> <p>In reference to paragraph 8.1.9, this should now also refer to LPA’s Biodiversity Duty under the NERC Act 2006 and guidance provided by NPPF 2012 which seeks no net ecological loss and enhancements resulting from development. We support the recognition of various environmental pressures such as climate change, visitor pressure and changes to farming practices. It should also make reference to the mitigation hierarchy of avoidance, mitigation and compensation of important ecological assets.</p> <p>Regarding paragraph, 8.1.10, Herts Ecology supports a practical approach to Biodiversity Offsetting where appropriate and justified.</p> <p>In reference to paragraph 8.1.11, the corridors referred to should be described as the Ecological Network Mapping undertaken by HMWT on behalf of the Local Nature Partnership.</p>
<b>Include files</b>	
<b>Number</b>	Question 25
<b>ID</b>	LPIO22811
<b>Full Name</b>	Mr Patricia Wheway
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<b>The Plan should explicitly protect the natural canal &amp; riverside habitat at Rectory Farm in Kings Langley</b>
<b>Include files</b>	